

\$5.00

FOR: Mayor's Office  
ORDINANCE NO. 3022  
Effective Date: Dec. 19, 2001

Budget  
CDBG  
Civil Defense  
Finance  
Fire  
Human Concerns  
Liquor Control  
JED  
Parks  
Personnel  
Planning  
Police  
Prosecutors  
Public Works  
Water Supply  
Chun  
Ching  
Inokuma  
Miskae  
Nemoto  
Nitta

ORDINANCE NO. 3022

BILL NO. 106 (2001)

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DEC 24 2001  
12:31 PM

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

A BILL FOR AN ORDINANCE AMENDING SECTION 2.80A.050  
MAUI COUNTY CODE, PERTAINING TO THE ADOPTION  
OF THE UPDATED MOLOKA'I COMMUNITY PLAN (2001)

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. The purpose of this bill is to repeal the existing Molokai Community Plan, having an effective date of January 16, 1984, as amended, and to adopt the updated Moloka'i Community Plan (2001), attached hereto as Exhibit "1".

SECTION 2. Section 2.80A.050, Maui County Code, is amended by amending subsection F to read as follows:

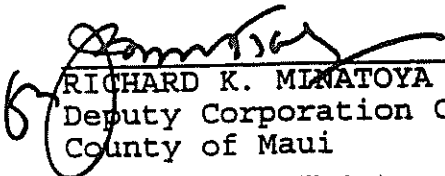
"F. The following community plans are adopted by the council pursuant to this chapter:

1. Moloka'i Community Plan (2001);
2. Lana'i Community Plan (1998);
3. West Maui Community Plan (1996);
4. Wailuku-Kahului Community Plan;
5. Kihei-Makena Community Plan (1998);
6. Makawao-Pukalani-Kula Community Plan (1996);
7. Pa'ia-Ha'iku Community Plan (1995);
8. Hana Community Plan (1994);
9. Kahoolawe Community Plan (1995)."

SECTION 3. New material is underscored. In printing this bill, the County Clerk need not include the underscoring.

SECTION 4. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM  
AND LEGALITY:

  
\_\_\_\_\_  
RICHARD K. MINATOYA  
Deputy Corporation Counsel  
County of Maui

S:\CLERICAL\LTW\ORD\Amend2.80.050mcc1.wpd

# **MOLOKA'I COMMUNITY PLAN**

**2001**

**EXHIBIT "1"**



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## **INTRODUCTION TO THE MOLOKA'I COMMUNITY PLAN**

### **A. Purpose of the Moloka'i Community Plan**

The Moloka'i Community Plan, one of nine (9) Community Plans for the County of Maui, reflects current and anticipated conditions for the Moloka'i planning region and advances planning goals, objectives, policies and implementation considerations to guide decision-making in the region through the year 2010. The Moloka'i Community Plan provides specific direction in addressing the goals, objectives and policies contained in the General Plan, while recognizing the values and unique attributes of Moloka'i in order to enhance the region's overall living environment.

The County's General Plan, first adopted in 1980 and updated in 1990, sets forth goals, directions and strategies for meeting the long-term social, economic, environmental and land use needs of the County. Similarly, the Moloka'i Community Plan, first adopted by Ordinance No. 1357 in 1984, has been updated in 2001.

### **B. The Role of the Community Plan in the Planning Process**

For Maui County, the General Plan and the Community Plans are strategic planning documents which guide government action and decision-making. Both the General Plan and the Community Plans are part of a planning hierarchy which includes, as primary components, the Hawaii State Plan and State Functional Plans. (See Exhibit A.)

Mutually supporting goals, objectives, policies and implementing actions contained in the Hawaii State Plan, State Functional Plans, County General Plan and the Moloka'i Community Plan provide for optimum planning effectiveness and benefits for the residents of the Moloka'i Community Plan region.

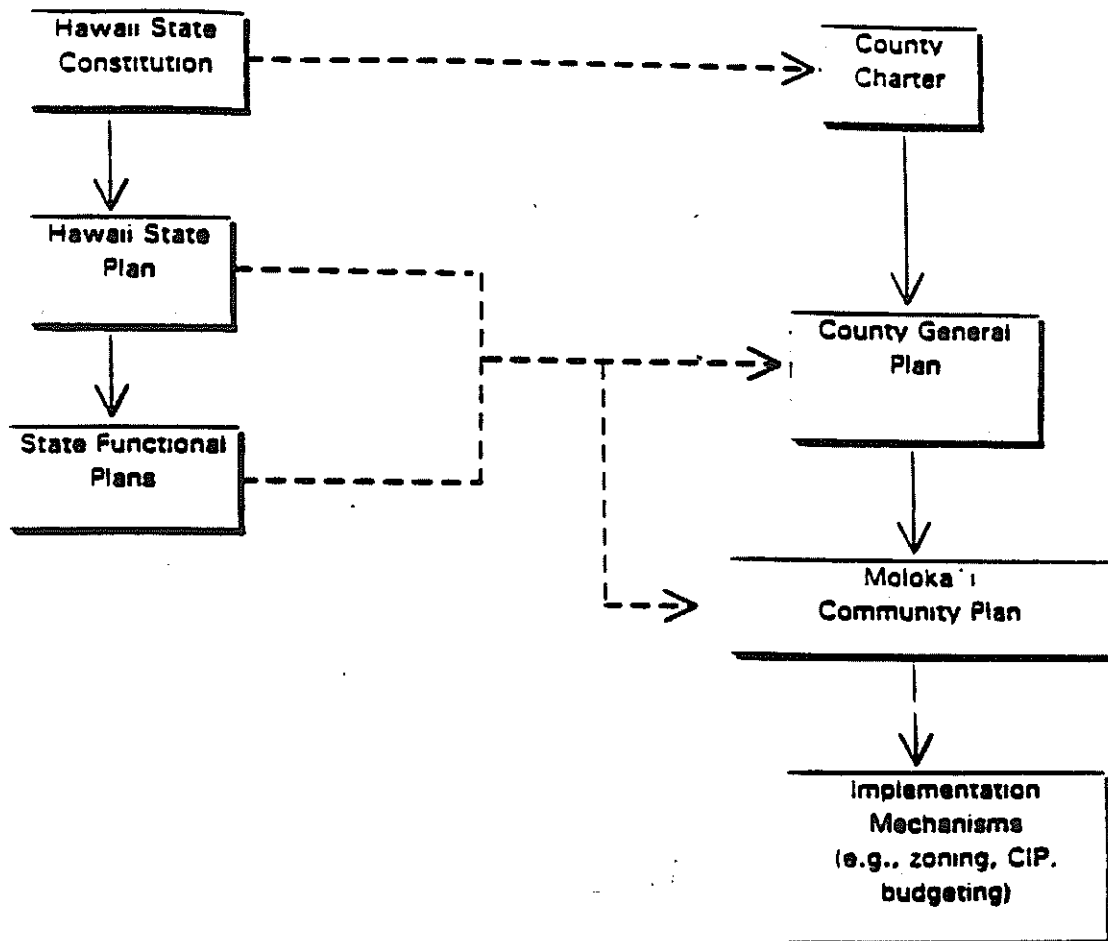
Implementation of the goals, objectives and policies contained in the Community Plan are defined through specific implementing actions, also set forth in each community plan. Implementing actions as well as broader policy recommendations are effectuated through various processes, including zoning, capital improvements program, and the County budgeting process.

### **C. The Role of the Molokai Planning Commission**

A prime objective set forth in Moloka'i's first community plan was fulfilled in 1988 when the voters of Maui County approved a Maui County Charter amendment establishing a Moloka'i Planning Commission. A commission consisting of nine

## Exhibit A

### County Planning Hierarchy: A Context for the Moloka'i Community Plan





Moloka'i residents became a reality in 1989. The Moloka'i Planning Commission is an advisory body to the Maui County Council in the community plan process.

#### **D. The 1992 Community Plan Update**

The update process was driven by the work of the Moloka'i Citizen Advisory Committee (CAC). This 13 member panel met a total of 21 times during a 270-day deliberation process to identify, formulate and recommend appropriate revisions to the Moloka'i Community Plan. The CAC carefully reviewed the 1984 version of the Community Plan, reshaping the plan to create a viable document which will serve the Moloka'i region through the turn of the century.

The update process incorporated technical studies and assessments. The results of these studies were used by the Planning Department and CAC to understand possible future conditions and needs. The technical studies consisted of the following:

1. A Socio-Economic Forecast which projects population, employment and housing characteristics through the year 2010 for each Community Plan region; and
2. A Land Use Forecast which provides a measure of existing and future vacant and undeveloped lands (by Community Plan land use designation) for each Community Plan region;

Following the 270-day CAC process, the CAC's recommendations were submitted to the Planning Department. The Planning Department prepared the revised Community Plan, based on the work of the CAC. The revised Community Plan was forwarded to the Moloka'i Planning Commission for public hearing and review, and the recommendations were sent to the County Council for further review and adoption by ordinance. (This process is summarized graphically in Exhibit B.)

## **PART II**

### **DESCRIPTION OF THE REGION AND ITS PROBLEMS AND OPPORTUNITIES**

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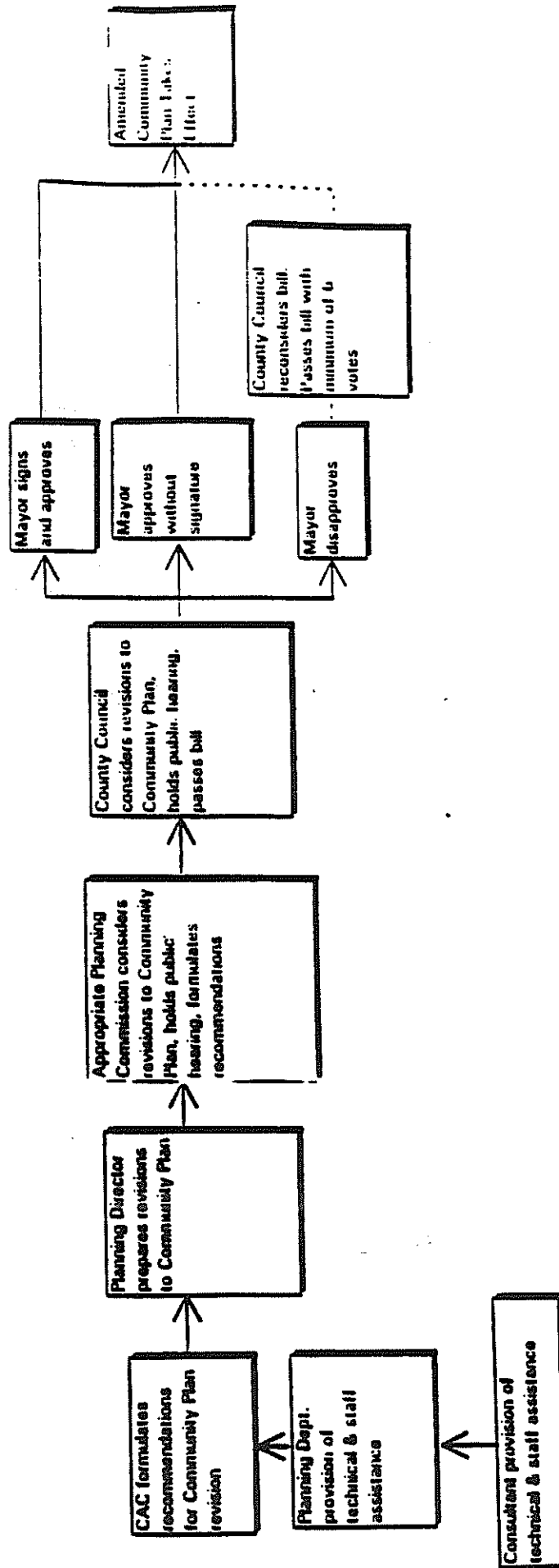
#### **A. Planning Area Description**

This section describes the boundaries of the Moloka'i Community Plan region and describes historical and archaeological resources of significance located within the planning region.

1. **General Description of Region and Existing Community Plan Boundary**

## EXHIBIT B

### Community Plan Review Process



The island of Moloka'i is comprised of approximately 165,800 acres formed by a series of three (3) volcanoes. Its elongated shape embraces widely varying topographic and climatic regimes. Most of the island is in tax map key zone 5, which is the subject of this Community Plan. The peninsula of Kalaupapa and some of the surrounding area on the northern coast constitute tax map key zone 6, the County of Kalawao, which is administered by the State of Hawaii's Department of Health.

Kaunakakai, the island's major population and commercial center, is located about midway along the south coast. A major resort destination area is located at Kaluakoi, on the western end of the island. There are small plantation communities such as Maunaloa and Kualapu'u in the central plain, as well as the less compact rural Hawaiian homestead settlements of Ho'olehua and Kalamaula. There is also a settlement pattern along the southeast coast which becomes more rural and scattered as it extends from Kaunakakai to Halawa Valley.

While resort development and diversified agriculture have been sources of additional jobs in recent years, more jobs and economic opportunities will be necessary to stem the high unemployment and the out-migration of Moloka'i's youth. Nevertheless, the island's abundant agricultural land and potential for alternative energy development show a great deal of promise for the future.

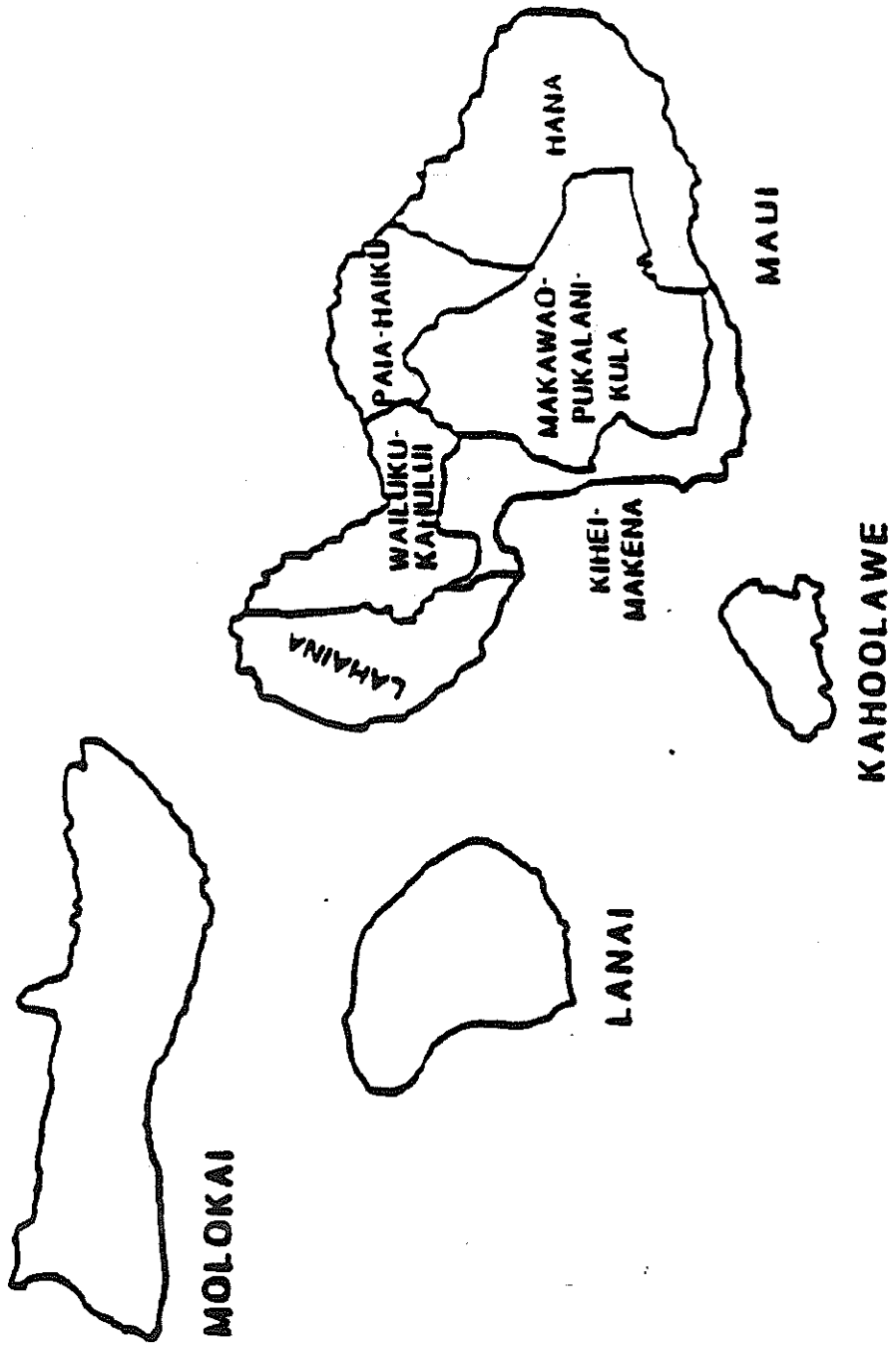
(Exhibit C depicts the location of the Moloka'i planning region.)

## **2. Historical and Environmental Context of the Region**

There were two initial land divisions on the island of Moloka'i, the *Ko'olau* and the *Kona* Districts. The *Ko'olau* District was made up of the *ahupua'a* of Halawa, Wailau, Pelekunu, Waikolu, Kalawao, Makanalua and Kalaupapa; the remaining *ahupua'a* were called the *Kona* District. In 1859, the Hawaiian Government combined the districts as it determined that one district would be more efficiently administered than two. This was done because the population of the island had dropped to 2,864 from an estimated 6,000 in 1832, and increasing numbers of people were beginning to migrate from the windward valleys on the north side of the island to the more accessible leeward coastal regions.

Then in 1909, a political division of the island was made to incorporate Moloka'i as one of the districts in the newly formed Maui County, where it remains today. The Kalaupapa Settlement was administratively separated and became known as Kalawao County, managed by the State Department of Health.

The planning region under consideration here encompasses only the district of Moloka'i which is made up of fifty-three *ahupua'a*, and excludes those of Kalawao County. Most of the place names used today are derived from the traditional *ahupua'a* names.



**LOCATION MAP** ↑

EXHIBIT C

Throughout its history, the island has been characterized by its rural, agricultural base, first established by the early *kanaka maoli*. Moloka'i's strong sense of traditional, culturally significant history is represented by its many ancient Hawaiian sites, as well as by the impressive ruins of Kalua'aha Church, built in 1844 representing the establishment of the first Missionary station in 1832 and Father Damien's St. Joseph's church at Wawaia.

One of the earliest settlement dates for Hawai'i, 500-600 A.D., established by carbon-14 testing, was found on the Halawa Valley shoreline along the windward coast of the island of Moloka'i. These deep valleys with their perennial streams, separated one from another by sheer *pali* plunging vertically into the sea, were developed into terraces for intensive taro cultivation. Today, the stone evidence of these extensive irrigation systems, terracing, *heiau*, *ko'a* (fishing shrines) and habitation sites are found in the now largely deserted valleys.

The more forgiving lush, green southeastern portion of this land is thought to have been the home of the majority of early Hawaiians. *Lo'i Kalo* (ponded terraces) were found in every wet valley and ringed the shoreline sides of the numerous stone-walled fishponds stretching almost uninterrupted from Honolewai to Waikāne and beyond. *Mauka* of the ponds, *'uala* (sweet potato) and *wauke* (paper mulberry) plants were cultivated between long shallow terraces which swept across the lower *kula* slopes. There are 136 recorded *heiau* on the island and of these 36 are found from Kamalo'o mana'e to Honoulimalo'o, including 'Ili'ili'opae *heiau* at Mapulehu, the largest on the island and thought to be the oldest.

At the time of western contact in 1778, the estimated population figure for Moloka'i was 10,500. When the first permanent Mission Station was established 1832 at Kalua'aha by Harvey Rexford Hitchcock, he gave a census figure of 6,000 for the island, very close to today's population figure. By 1910, this 6,000 population figure had fallen to 1,006, not including the patients at the Kalaupapa Settlement.

Puko'o was the first town in the western sense and the first County seat with a court house, lock-up, wharf and several small stores. As Moloka'i developed into a limited market-oriented economy surrounding the plantation and ranching activities to the west, a gradual population shift began to occur, and in 1925 the County business center was moved to 'Ualapu'e, where a new hospital had opened. Changes were taking place so rapidly, that only ten years later Kaunakakai had assumed the role of major commercial and political center of the island, and the physical facilities were again transferred westward.

Usually islands were dependent on their surrounding waters for the transportation of goods and people; however, considering the long, narrow configuration of Moloka'i, it would seem probable that trails became a more practical and convenient means of travel from north to south, windward to kona. These trails were gradually turned to horse paths, later widened to accommodate animal drawn cars, wagons or buggies, and eventually when trucks and the automobile were introduced to

Moloka'i, they became western-style roads. This new mode of transportation required not only better roads, but supplies of oil and gasoline for fuel.

As larger ships with deep drafts came to the islands, they required wider openings in the reefs and deeper, more well-protected waters for anchorage. On Moloka'i, the harbors were shallow and vulnerable to shifts in the gusty winds. Ships not able to negotiate the reef were forced to anchor in deeper water or tie up to the government installed buoys. Canoes or whaleboats transported passengers and goods to shore, to be met by ox-carts driven over the shoals or to be later deposited on one of the small wharves. The cattle were forced into the water to swim to the waiting ships and lifted by sling onto the decks.

Contributing to the modernization of transportation on Moloka'i, several wharves were constructed during the early 1880's at Kaunakakai, Puko'o, Kamalo'o, Kalaupapa and Pelekunu. Of the five original wharves, only Kamalo'o wharf barely survives today and is gradually breaking up. The stones of old Kaunakakai wharf are under water approximately one hundred yards west of the present wharf, built in 1899.

In the early 1900's, inter-island steamers began carrying freight, produce and passengers to and from Moloka'i, an increasingly vital link for the economic well-being of the island. The Kaunakakai wharf has been improved and lengthened several times over the years; the harbor has been dredged and cleared of obstructions and the opening in the reef widened to accommodate the larger barges of Young Brothers and slips for fishing and pleasure boats.

Passenger travel by ship became less popular with the opening of Ho'olehua airport in 1928; and in 1929, the Inter-Island Airways inaugurated their first regular air service to Moloka'i's new airport, providing a fast, reliable link with other islands.

In 1859, Kamehameha IV had established a sheep ranch on the west end at Kaluako'i, which his brother Kamehameha V expanded by acquiring additional lands augmented by other types of livestock. This was the founding of Moloka'i Ranch, later purchased in 1897 by a group of Honolulu businessmen when it became known as the American Sugar Company. The sugar enterprise did not last long as their wells, with the sustained pumping required, produced saline water which soon killed the cane in the fields. The ranch again reverted to a livestock venture.

Various diversified agricultural enterprises had been established during the 1870's, among them three small-scale sugar plantations and mills at Kala'e, Moanui and Kamalo'o. These operations had all shut down by 1900. One of the few remaining significant historical sites on the island is the restored 1878 R. W. Meyer Sugar Mill at Kala'e.

Although not officially in the planning area being considered, Kalawao had a significant and important part in the history of Moloka'i. During the early 1800's the

Kalawao peninsula on the windward coast held a small thriving community of Hawaiians. Partially due to its strategic location between the deepest valleys and the summer fishing grounds to the west, it served as a center of the Ko'olau District's activities. Its isolated location was chosen in 1865 by Kamehameha V to serve as the area set aside for those unfortunate victims of leprosy, or Hansen's Disease. The Hawaiian residents were relocated and given land either at Kainalu on the east end of Moloka'i or on one of the other Hawaiian islands.

The *pali* trails became the life-lines for food and supplies to the settlement, greatly increasing the need for reliable trails and a cart road from the *pali* to the harbor at Kaunakakai. Access was strictly controlled and the area was virtually cut off from the rest of the population of the island. There were around 700 patients when Father Damien arrived in 1873 to spend the rest of his life caring for the sick of the peninsula.

Moloka'i residents were often employed by the Department of Health, which administered the Settlement, to keep the trails and road passable. It was during this period that Moloka'i became known as the Lonely Isle, and in 1909, the area was officially separated from Moloka'i as Kalawao County.

The island's population began to increase dramatically in the early 1920's, and by 1930 there were 4,427 people on the island; an increase of 3,421 in ten years. The first change occurred when the Government passed the Hawaiian Homes Act in 1921, resulting in the settlement of Kalama'ulua, Hoolehua, Pala'au and Kapa'kea. The establishment of two pineapple plantations, Libby, McNeill and Libby (later Dole Pineapple) at Maunaloa in 1923, and California Packing Corporation (Del Monte) in 1927 at Kualapu'u, further encouraged the gradual population shift west from the more populated eastern areas of the island. These plantations both closed down during the 1970's and 1980's, leaving the island again dependent on diversified agriculture, primarily vegetable farming and cattle ranching. In the late 1970s, resort development at the west end of the island at Kaluakoi became an influence on the island's economy. The population increased during this period to 6,049. The current population remains relatively stable at 6,717.

Lack of an adequate water supply had been a major deterrent to the development of diversified agriculture on Moloka'i before 1969 when the Moloka'i Water System was built by the State of Hawaii under joint funding with the Federal Government. The major elements of the system were three stream diversion works and three wells in Waikolu Valley, a 5.1 mile long water development and transmission tunnel and a transmission pipeline from the tunnel to the reservoir. This water was earmarked primarily for the Hawaiian Homelands and agriculture.

In 1992, Moloka'i was designated a Water Management Area for groundwater by the State's Commission on Water Resource Management (COWRM) to regulate existing and future uses of Moloka'i's limited groundwater resources. The designation resulted from extensive community involvement and from the fact that the current and projected future groundwater uses were determined to exceed 90

percent of the sustainable yield of Moloka'i's groundwater resource. As a result of Moloka'i's designation, all groundwater users, with the exception of domestic users tapping off an established water system (i.e. the County of Maui system), are required to obtain a water user permit from COWRM which shows the amount of water allocated and how it will be used. Hearings for these permits are held on Moloka'i. Prior to designation, no water use permits were required, and the state had no obligation to hold meetings about Moloka'i water matters on Moloka'i.

The character of the island of Moloka'i remains a truly *mokupuni kua'aina* (country island) both culturally and geographically, and it is this that distinguishes it from other islands and makes Moloka'i *Moloka'i*.

### Moloka'i Vision Statement

Molokai is the last Hawaiian Island. We who live here choose not to be strangers in our own land. The values of *aloha 'aina* and *malama 'aina* (love and care for the land) guide our stewardship of Moloka'i's natural resources, which nourish our families both physically and spiritually. We live by our *kupuna*'s (elders) historic legacy of *pule o'o* (powerful prayer). We honor our island's Hawaiian cultural heritage, no matter what our ethnicity, and that culture is practiced in our everyday lives. Our true wealth is measured by the extent of our generosity.

- We envision strong *'ohana* (families) who steadfastly preserve, protect and perpetuate these core Hawaiian values.
- We are wise and caring community that takes pride in its resourcefulness, self-sufficiency and resiliency, and is firmly in charge of Moloka'i's resources and destiny.
- We envision a Moloka'i that leaves for its children a visible legacy: an island *momoa* (abundant) with natural and cultural resources, people who *kokua* (help) and look after one another, and a community that strives to build an even better future on the *pa'a* (firm) foundation left to us by those whose *iwi* (bones) guard our land.

## **B. Identification of Major Problems and Opportunities of the Region**

This description of key problems and opportunities, formulated by the 1993-94 Citizen Advisory Committee and Moloka'i Planning Commission, provides the underlying basis for the planning goals, objectives and policies which are described in Part III.

### **1. Problems**

- a. **ECONOMIC OPPORTUNITY.** Limited economic opportunity is the most significant problem facing the community. With limited availability of desirable



jobs, it is becoming more difficult to support a family. There is a lack of economic diversity, therefore a lack of job opportunity.

- b. **INFRASTRUCTURE.** There is a significant need for upgrading of the island's infrastructure. In some cases, there is a lack of coordinated infrastructure which leads to piecemeal implementation through zoning. Limited transportation services as well as solid waste disposal are concerns. The high cost and infrequent service of air transportation to other islands are considered problems. The high cost of energy is also a problem.
- c. **COMMUNITY CONTROL OVER LOCAL DECISIONS.** Decisions affecting the island are often made in places other than Moloka'i. This lack of local control leads residents to perceive that Moloka'i does not have the opportunities necessary to cause decisions to be made for the benefit of Moloka'i's people and that the existing Moloka'i Community Plan is not being implemented or enforced. Residents cannot drive to the County seat to meet with decision makers like residents of Maui. There is a lack of control over individual community plan amendments as well as a lack of public review over major subdivision approval.
- d. **SOCIAL RECREATION FACILITIES AND PUBLIC SERVICES.** There is a lack of social and recreational facilities for the island's residents. There are needs for a new gym and senior citizen center. A lack of library services on the East and West ends of the island is also a concern. Other recreational pursuits would be desirable such as movie theaters and a bowling alley. The relatively high turnover in the teaching staff at public schools and police department also leads to a lack of continuity. There are also limited post-secondary educational opportunities on Moloka'i.
- e. **HOUSING.** The high cost of housing is a problem caused substantially by a lack of available affordable land near established infrastructure. It is felt that identifying affordable fee simple housing solutions to meet the needs of existing Moloka'i residents is a fundamental community need.
- f. **WATER.** Lack of sufficient water resources and their susceptibility to contamination, as reflected in the 1994 EPA designation of Moloka'i as an island-wide Sole Source Aquifer, is a constraining factor limiting the island's development.

## 2. Opportunities

- a. **LIFESTYLE.** Moloka'i is a special place with a distinctly Hawaiian rural lifestyle. A slow and cautious approach to future development on the island is preferred. Future development on the island should build on Moloka'i's strengths while maintaining Moloka'i's uniqueness. The open, uncrowded and undeveloped nature of Moloka'i, as well as its clean air and water and abundant subsistence resources are assets. Unlike many other places,

residents still help each other with no strings attached. There are an abundance of community luaus, and a significant number of extended families living together or in close proximity. There is a feeling of sharing, belonging and community which should be preserved.

- b. **CULTURAL RESOURCES.** Moloka'i has an abundance of significant cultural and archaeological resources which should be preserved in a sensitive and meaningful manner. It is felt that there should be culturally appropriate economic development within the island. Moloka'i is at the center of the Hawaiian Renaissance, and this should be preserved and encouraged.
- c. **ENVIRONMENT.** The environment on Moloka'i is relatively pristine with a desire that it should remain that way. The beaches are clean with open access. With the exception of soil erosion that contributes to silt on the reefs, there is relatively little pollution. There are available farmlands for local produce. There is also a need to protect natural resources which provide significant opportunities for subsistence on Moloka'i.

### **C. Interregional Issues**

In the consideration of possible amendments to the Moloka'i Community Plan, there are several issues which affect other regions or require a Countywide or islandwide analysis. This section discusses these issues which need interregional, island-wide or County-wide comprehensive policy analysis and formulation.

- 1. Government of the State and County are institutions that tie Moloka'i to the rest of Maui County. Many decisions affecting Moloka'i are made in Wailuku and Honolulu.
- 2. Transportation Links to Maui and Honolulu are critical for Moloka'i's economy and quality of life. Moloka'i agricultural produce must be delivered to markets, Moloka'i workers commute to Maui and Moloka'i's visitor industry depends on convenient air service.

## **PART III**

### **POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS AND STANDARDS FOR THE MOLOKA'I REGION**

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#### **A. Intended Effects of the Moloka'i Community Plan**

Policy recommendations contained herein express the long-term visions for the Moloka'i community. They will be used in formulating and prioritizing programs and

strategies for each of the planning categories and, significantly, to establish a long-range land use pattern for the region.

For these reasons, the Moloka'i Community Plan will play a key role in directing economic growth and stabilization for the Moloka'i region. Accordingly, the population of Moloka'i will, to a large degree, be affected by the policy recommendations contained in the Community Plan.

Population projections, while subject to a host of variables and external factors, provide a useful benchmark for conceptualizing growth in a region and providing a measure of the effectiveness of the Community Plan and future strategies to direct and manage growth. Population forecasts from Community Resources, Inc. were utilized as planning guidelines. These forecasts indicate a projected population of approximately 9,019 residents over the next 20 years and serve as "guidelines" in determining future land use and community development needs to the Year 2010.

Significantly, the Moloka'i Community Plan is intended to protect and enhance the unique qualities of the region. Land use and policy recommendations, for example, seek to promote the region's agricultural base as a means of enhancing the rural/agricultural qualities associated with the planning region. In addition, the Plan recognizes the need to facilitate the implementation of Department of Hawaiian Home Lands projects in the region. Through the Plan's land use map, land use patterns and spatial allocations are established to ensure long-term housing availability and economic diversification opportunities for the region's residents. The Community Plan continues to recognize Central Moloka'i as the region's "hub" in terms of lands set aside for business/commercial and housing requirements. Furthermore, Moloka'i's unique country town ambiance and rural and agricultural atmosphere are intended to be maintained. From an overall regional perspective, then, implementation of the Moloka'i Community Plan is anticipated to balance future growth and development in a manner reflective of the rural/agricultural character of the region.

## **B. Policy Recommendations**

Policy recommendations for the Moloka'i Community Plan region have been developed to guide decision-making in a number of subject areas having community-wide impact. Simply interpreted, the goals are those broad statements which identify a preferred future condition. The objectives and policies specify steps and measures to be taken to achieve the stated goal. Finally, the implementing actions identify specific programs, project requirements and activities necessary to successfully bring reality to the desired goal.

## **C. Goals, Objectives, Policies and Implementing Actions**

### **LAND USE**

#### **GOAL**

Enhance the unique qualities of the island of Moloka'i to provide future generations the opportunity to experience rural and traditional lifestyles.

## **OBJECTIVES AND POLICIES**

1. Require all zoning, discretionary land uses, and development approvals to be consistent with the Community Plan and be subject to public review.
2. Subdivision approvals should consider environmental, economic and social impacts of the project, including impacts on archaeological, historic and cultural resources, and should undergo public review to allow neighbors the opportunity to comment.
3. Consider alternative regulatory frameworks to facilitate family residential use of Hawaiian *hui* and *kuleana* lands.
4. Discourage developing or subdividing agriculturally designated lands for "gentlemen estates or "Pseudo Agricultural" uses in which the residence would be the primary use and any non-intrusive agricultural activities would be secondary.
5. Encourage alternative rural subdivision and roadway standards appropriate to Moloka'i.
6. Retain Kaunakakai Town as the population center of the island.
7. Should further land other than that depicted on the map be required to accommodate urban growth, consideration first should be given to the intensification of urban use designations in the Kaunakakai area. If Urban District boundary amendments are necessary, priority should be given to areas close to Kaunakakai Town which are relatively free of environmental constraints. Expansion should be encouraged in a mauka-makai direction rather than spread along the shoreline. The town of Kaunakakai should be expanded to develop a closer link with the shoreline area. Public facilities should be considered makai of Kamehameha V Highway to enhance this linkage. For the area mauka of existing Kaunakakai Town, parks and other recreational uses should be considered which also would act as a firebreak.
8. Encourage the development of industrial uses in the Pala'au area while discouraging industrial use at Holomua.
9. Limit the visitor accommodation center to West Moloka'i and require that any expansion approvals reflect the employment needs of the island's resident work force.
10. Maintain population levels and density at the West End in balance with the remainder of the island.

11. Promote and support the use of land in the State Agricultural District for productive agricultural purposes through implementing beneficial policies and education.
12. Protect prime, productive and potentially productive agricultural lands from competing non-agricultural land uses.
13. Support Special Permits in the State Agricultural and Rural Districts only to: (1) accommodate limited commercial, public and quasi-public uses servicing the immediate community in areas such as Puko'o, 'Ualapu'e, and Kamalo which are relatively remote from urban areas; (2) permit a public facility use such as a sanitary landfill, sewer treatment plant or utility installation whose location is determined by technical considerations; (3) allow a use which is clearly accessory and subordinate to a principal agriculture use on the property; and (4) permit extractive industries, such as quarry operations, which do not adversely affect the environment in a permanent way and do not adversely affect nearby agricultural uses.
14. Encourage the expansion of the State Conservation District boundary where warranted for environmental preservation and habitat enhancement.
15. Regulate land use in a manner which reaffirms and respects customary and traditional rights of Native Hawaiians as mandated by Article 12, Section 7, Constitution of the State of Hawaii.
16. Pursue the establishment of traditional use areas in the context of State and County land use law while recognizing ahupua'a tenant use rights.
17. Encourage traditional ahupua'a development for 'Ualapu'e, Ka'amola, and Kamalo.
18. Reduce unnecessary expense and time in land use permit processing.
19. Designate additional lands for cemetery use in appropriate locations.
20. Require infrastructure concurrency for all new development including but not limited to: school and park facilities, fire and police protection, roadways, water, and wastewater systems.
21. Encourage the establishment of a Moloka'i Fishpond Commission in accordance with recommendations by the Governor's Task Force on Moloka'i Fishpond Restoration.
22. Consider the recommendations of the Moloka'i Subsistence Task Force Final Report (1994), as applicable, in the processing of discretionary land use permits.
23. Any new proposed land uses at Kaluakoi should go through the community plan amendment process to allow for community review.

24. The 1984 Molokai CAC was the only one in the County to have elaborated and adopted a specific policy statement for an area within their region. This document, referred to as the "East End Policy Statement" evolved over a series of meetings held in Kaunakakai and Ualapue. At two open-ended public meetings, residents and other interested persons had the opportunity to comment, propose amendments, and vote on various parts of the draft policy statement. The final Policy Statement is attached as Exhibit D at the end of this document.

## **IMPLEMENTING ACTIONS**

1. Revise the County subdivision code to allow for review of environmental, economic, social, archaeological, historic, cultural resources, and cumulative impacts. It should also allow for public review and comment.
2. Adopt land use standards and overlay zoning designations that recognize and preserve the unique natural, cultural and land use characteristics of Moloka'i.
3. Review, amend, and adopt, zoning and such other appropriate ordinances necessary to carry out the land use categories indicated in the Community Plan.
4. Establish zoning standards with varying minimum lot sizes to prevent improper use and reflect different kinds of agricultural activities within the agricultural district.
5. Implement new procedures to provide increased opportunity for community and agency review of agricultural subdivisions.
6. Consider the implementation of traditional use districts through definition by statute of permitted uses, the establishment of appropriate regulatory mechanisms, and designation of areas on the land use map. Consideration of new mechanisms should include: (a), Preservation of significant cultural sites; (b), Protection of traditional Hawaiian gathering rights; and (c), Promotion of traditional uses. Areas that should be considered for traditional use areas would include but would not be exclusive to:
  - (a) all of the north shore and valleys from and including Halawa Valley to Kawakiu nui;
  - (b) Ka Ulu Kukui O Lani Kaula at Pu'uohoku Ranch;
  - (c) all state lands in forest reserve;
  - (d) Pu'u Honua O Ka'apahu in Kamalo;
  - (e) the Kawela Cultural Complex on Lapakohaina ridge as identified in the Marshall Weisler study;
  - (f) Kapuaiwa grove in Kalama'ulna;
  - (g) the Naiwa Cultural complex including the makahiki grounds, hula platform, rain heiau, Pu'u ano ano, and the Kipu ruins;
  - (h) Ka'ana, the birth place of the hula;
  - (i) Puu Hakina Cultural Complex;
  - (j) Keonelele sand dunes from Kaka'ado gulch to Mo'omomi; and
  - (k) all fishponds.

7. On the 110 acres owned by the County at the Kaluakoi resort establish a 5-acre area for fire department and other emergency uses.

## **SUBSISTENCE**

### **GOAL:**

The continued practice of subsistence as a part of the Moloka'i lifestyle which incorporates and fosters the traditional and cultural values of conservation, malama `aina and `auwana.

### **OBJECTIVES AND POLICIES:**

1. Recognize the historical, traditional and continued role of subsistence activities as an integral part of the island residents' lifestyle.
2. Encourage and protect traditional Hawaiian access as mandated by Article 12, Section 7 of the Hawaiian State Constitution and HRS 7-10.
3. Encourage education concerning subsistence activities with an emphasis on traditional values and proper use of resources.
4. Where appropriate, use subsistence considerations as a factor in the design, evaluation and permit processing of discretionary land use proposals.
5. Wherever possible, protect trails for traditional Hawaiian Access.
6. Where desirable, establish or re-establish access for hunting, fishing, religious, la`au and lapa`au gathering uses.
7. Protect resources from overuse and commercial exploitation.

### **IMPLEMENTING ACTIONS:**

1. Where appropriate, use the provisions of HRS 198D to indemnify private landowners for access to their lands.
2. Develop programs to educate the public with regard to proper use and gathering of resources.
3. Develop a program to establish or re-establish access to private lands on an appropriate basis and level of access.

## **ENVIRONMENT**

### **GOAL**

Preserve, protect and manage Moloka'i's exceptional natural land and water resources to ensure that future generations may continue to enjoy and protect the island environment.

## **OBJECTIVES AND POLICIES**

1. Protect and encourage the restoration of native habitats through government and private conservation, land management and educational programs.
2. Restore the environmental integrity of Moloka'i's land resources through development of a comprehensive reforestation program utilizing native species.
3. Manage, protect and preserve shoreline dune formations throughout the planning region. These topographic features are a significant element of the natural setting, often contain burials, and should be protected from any actions which would detract from their scenic or cultural value.
4. Manage, protect, and where appropriate, restore reef habitats, fish ponds and other coastal resources unique to the Island of Moloka'i.
5. Protect and manage coastal water quality through best management land treatment practices.
6. Recognize and preserve traditional access and uses of the environment to address subsistence needs of the residents of Moloka'i.
7. Encourage the development of environmentally sensitive drainage master plans which consider development opportunities and constraints in flood prone areas, stream channels and gulches.
8. Encourage alternative means of pest control in order to limit the use of chemical pesticides.
9. Require fire prevention and suppression strategies as a means of protecting and preserving Moloka'i's land and coastal water resources.
10. Promote the inclusion of environmental education within the curriculum at all educational levels to foster respect for Moloka'i's land, water and marine resources.
11. Incorporate mandatory waste recycling and reuse as major elements of the Island's environmental resource management and protection program.
12. Recognize Native Hawaiian rights to environmental resources.
13. Discourage exportation of water from Pelekunu/Wailau and N.E. Sector Reserve.
14. Preserve the island's scenic vistas and natural features, and maintain ocean view corridors along coastal roads.



15. Discourage any additional development of buildings which impact the integrity of the shoreline.
16. Establish shoreline setback plans based upon the unique cultural environmental and ecological shoreline characteristics of Moloka'i's coastline.
17. Discourage inappropriate marina development on Moloka'i.
18. Preserve and enhance Moloka'i's rural quality by discouraging activities that increase ambient noise levels such as jet skis and helicopters.
19. Recognize the Island of Moloka'i as a Sole Source Aquifer.
20. Protect both the groundwater recharge areas above the 2,000 foot elevation and the wellhead protection areas from contamination as identified on the Community Plan Land Use Maps.
21. Consider expanding the Special Management Area boundaries.

#### **IMPLEMENTING ACTIONS**

1. Inventory and identify natural springs and unsurveyed wetlands and develop a means to protect these resources.
2. Establish marine conservation and fishing management programs and maintain Mo'omomi Dunes as a natural area reserve in perpetuity.
3. Develop a comprehensive marine resource management program which considers the role of hatcheries, sanctuaries and related projects and programs.
4. Control soil runoff and sedimentation of coastal waters through better enforcement of grubbing and grading and through conservation practices such as the revegetation of barren areas, control of domestic and feral animals and maintenance of fishponds and other retention basins.
5. Amend the building and environmental codes to establish better controls over grubbing and grading and to discourage building on slopes in excess of 20%.
6. Implement the drainage master plan for Kaunakakai Town.
7. Initiate Maunaloa Mountain's forest planting for the purpose of water resource management.
8. Develop a reforestation program for native Hawaiian plants for festive and ceremonial use, sports, arts and crafts, medicinal uses and food for home use.

9. Establish and maintain a data base for Moloka'i's environmental resources through interagency collaboration.
10. Develop pre-suppression and suppression plans to minimize the impacts of wild fires upon native species.
11. Expand DLNR staff to provide sufficient enforcement for all its programs on Moloka'i.
12. Initiate legislation which recognizes and strengthens Native Hawaiian rights to environmental resources for subsistence purposes.
13. Establish an environmental resource management and protection program for the island which incorporates mandatory waste recycling and reuse as major elements.
14. Review and revise the Special Management Area boundary to include the entire island of Moloka'i except Department of Hawaiian Homes lands and Kalawao County.

## **CULTURAL RESOURCES**

### **GOAL**

Preservation, enhancement and appropriate use of cultural resources, cultural practices and historic sites that provide a sense of history and define a sense of place for the island of Moloka'i.

### **OBJECTIVES AND POLICIES**

1. Foster an awareness of the diversity and importance of cultural resources and of the history of Moloka'i.
2. Promote the rehabilitation of significant cultural resources.
3. Encourage and protect the use of ancient Hawaiian trails, cultural practices and rural lifestyles.
4. Encourage community stewardship of historic sites and recognize and respect family ancestral ties to certain sites.
5. Recognize areas of historic vegetation and significant native vegetation zones as cultural resources.
6. Encourage the ongoing state and national register nomination process, by government and private property owners, to increase awareness of and protection of sites and districts.

7. Require the identification, protection, and where appropriate, preservation of sites prior to and during development review. The general site types and areas that should be flagged for preservation include the following:
  - Ancient Trails/Old Government Roads
  - Fishponds
  - Landings
  - Leeward Slope Areas
  - Nearshore marine cultural resources
  - Stream Valley and Leeward Slope Areas
    - habitation complexes (shoreline & interior)
    - lo'i and 'auwai
    - terraces
  - Significant native vegetation zones
  - Plantation ditch systems
  - Religious Structures (shrines, churches & heiau)
  - Old bridges
  - Plantation camps
  - Plantation era structures & homes
  - Petroglyphs
  - Burials
8. Encourage site preservation for significant archaeological remains, rather than data recovery.
9. Discourage development, including single-family residences, which would negatively impact significant cultural or archaeological resources including fishponds, trails and religious sites.
10. Encourage proper management, appropriate interpretation, and adequate access to significant cultural resources and sites.
11. Improve and enhance access to cultural resources and the shoreline for the West End of the island.
12. Promote the inclusion of educational programs which emphasize culturally significant arts and practices which are not currently part of the curriculum of Moloka'i elementary, intermediate and high schools.
13. Encourage the recordation of local history.
14. Establish a cultural and archeological preserve at Kawakiu Nui and Pu'u O Kaiaka.
15. Consider the establishment of a Moloka'i Cultural Resources Commission/Traditional Land Use Commission or an expansion of the role of the Burial Council.

## **IMPLEMENTING ACTIONS**



1. Formulate a Moloka'i Cultural Resources Plan which covers the development and implementation of programs for the preservation and protection of the historical, archaeological, and cultural areas, sites and features on the island of Moloka'i.
2. Require development projects to identify all cultural resources located within the project area as part of initial project studies and encourage the use of locally qualified archaeologists chosen independently of the developer with background in Hawaiian culture. Further require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources including site avoidance, adequate buffer areas and interpretation.
3. Require appropriate mitigative measures as needed to preserve and protect fishponds, lo'i or other archaeological sites. Such measures could include greater building setbacks (suggested minimum of 50-feet), buffer areas, or other means as appropriate.
4. Formulate and adopt rural and historic district roadway standards to promote the maintenance of historic landscapes and streetscapes in character with the region.
5. Implement a historic district overlay mechanism to provide protection for areas of significant archaeological, historical and cultural resources.
6. Pursue the implementation of traditional use districts through definition by statute of permissible uses, the establishment of appropriate regulatory mechanisms, and designation of areas on the land use map.
7. Implement a County Historical marker program to identify significant historical and legendary sites that are appropriate for public interpretation.
8. Build a historical interpretive center on Moloka'i at Malama Cultural Park.
9. Implement a community curatorship program, site reconstruction and interpretation project at Kaulukukui O Lanikaula.
10. Expand programs in Hawaiian language and culture, including immersion and kupuna programs.
11. Establish a Moloka'i Museum and Cultural Center at the Meyer Sugar Museum.
12. When items before the MCCRC pertain to Moloka'i, the meetings may be held on Moloka'i.
13. Review and take action on the Kaluako'i cultural resources management plan by the MCCRC.

## **INDIGENOUS ARCHITECTURE**

### **Goal**

Reserve for future implementation provisions for indigenous architecture as may be adopted from time to time by the County Council and/or the County Cultural Resources Commission.

### **Objective and Policy**

1. To legitimize and amend County Building Codes to allow indigenous architecture as viable spaces for living, work, and recreation.

### **Implementing Actions**

1. Comply with the County ordinance for indigenous architecture.
2. Adopt additional standards as necessary for indigenous architecture.

## **ECONOMIC ACTIVITY**

### **GOAL**

A balanced local economy which provides preferred employment levels, long-term viability and sustainability while meeting residents' needs, respecting cultural and natural resources, and is in harmony with Moloka'i's rural quasi-subsistence lifestyle.

### **OBJECTIVES AND POLICIES**

1. Encourage new industries seeking to locate on Moloka'i which offer significant employee ownership options and/or benefits such as profit sharing, stock options, and retirement plans.
2. Recognize the need for a viable base industry to provide income for fee ownership of homes.
3. Maintain agriculture as an important economic activity on the island.
4. Support expansion of diversified agriculture, by establishing agricultural marketing cooperatives and agriculture parks and by providing technical and financial assistance.
5. Maximize the use of agricultural lands through educational efforts and establishment of programs aimed at optimizing marketing and production.
6. Support the expansion of aquaculture and fishponds as a major economic activity.

7. Promote cooperative agricultural and aquaculture ventures to assist small scale operators and maximize the effectiveness of marketing and other available resources.
8. Support small businesses and community-based economic development.
9. Consider a Community Land Trust and Community Development Corporation as tools for community-based economic development appropriate to Moloka'i's lifestyle.
10. Support develop and encourage cottage and mini-industries such as garment and craft production as residentially-based economic activities, provided such activities are compatible with the surrounding neighborhood.
11. Provide technical and financial support to existing and potential small businesses, including entrepreneurship training programs.
12. Promote self-sufficiency by using local raw materials, food products and natural energy sources without negatively impacting the local resources' carrying capacity.
13. Establish an industrial park at Pala'au to expand the economic base and provide warehousing facilities to enable volume purchase of goods.
14. Promote the establishment of a local offshore fishing industry.
15. Establish a management plan for Moloka'i's nearshore and offshore resources to ensure its productivity for future generations.
16. Promote the traditional use of fishponds, Kalo terraces and valleys along the North and South shores of Moloka'i, to embody the concept of Aloha Aina, Land Care rather than Land Use, where the aloha, dedication and concern given to the aina was returned, providing all needs and wants required to sustain a traditional subsistence economy and lifestyle.
17. Promote, protect and enhance subsistence activities as provided in Article 12, Section 7 of the State Constitution.
18. Prohibit the commercial exploitation of subsistence resources.
19. Allow expansion of the visitor industry within the existing tourist destination area at the West End to the extent that it does not infringe upon the traditional, social, economic and environmental qualities of the island.
20. Ensure that visitor facilities are in harmony with the landscape or surrounding character and consistent with the availability of infrastructure and resources.

21. Encourage a more aggressive State/County role in economic development, including funding and program support for agriculture, aquaculture and industrial park development.
22. Promote collaboration between government, labor and industry to encourage the hiring and training of Moloka'i residents before importing off-island management and personnel.

## **IMPLEMENTING ACTIONS**

1. Implement hatchery programs to re-stock fishponds, streams, reefs and aquaculture farms.
2. Establish an industrial park in Pala'au and seek State funding support to ensure its viability.
3. Establish a joint government/private sector Task Force to encourage local hiring.
4. Establish appropriate enterprise zones on Moloka'i exempt from certain taxes and assessments as long as establishment is not detrimental to existing businesses.
5. Coordinate with the Visitors Bureau and the Chamber of Commerce to promote the West End visitor industry by increasing the amount of airline seats to and from the island.

## **HOUSING**

### **GOAL**

Housing opportunities which are affordable, safe, and environmentally and culturally compatible for the residents of Moloka'i.

### **OBJECTIVES AND POLICIES**

1. Promote the implementation of self-help housing programs and encourage fee ownership.
2. Develop a comprehensive plan for housing assistance which coordinates all available public and private financial resources and incorporates appropriate regulatory measures.
3. Ensure that all housing assistance programs include very low and low income families within their range of target groups and that the affordability be based on Moloka'i's median income.
4. Establish a housing rehabilitation program, including loans, grants and/or technical assistance and community outreach.



5. Allow the development of multi-family housing in Kaunakakai and Maunaloa to provide local residents a choice in housing type and affordability.
6. Encourage the provision of affordable single-family detached dwellings for all income levels.
7. Encourage that Moloka'i residents receive first priority in government sponsored housing.
8. Designate sufficient land area for affordable residential development in appropriate areas near established infrastructure.
9. Promote communication and collaboration between Maunaloa residents, public and private housing agencies and Moloka'i Ranch to effect fair and equitable solutions to provision of housing for Maunaloa residents and the redevelopment of Maunaloa Town.
10. Encourage that first priority be given to existing residents, in the event of sale of Kipu and Maunaloa dwelling units.
11. Explore the use of local materials for construction of housing units.
12. Discourage land speculation in order to keep housing affordable.
13. Discourage inappropriate housing projects developed under the provisions of 201e-210 HRS by requiring a hearing before the Moloka'i Planning Commission to make a recommendation to the County Council.

#### **IMPLEMENTING ACTIONS**

1. Review and revise where possible building codes to define and allow "traditional" Hawaiian structures in appropriate areas.
2. Provide programs such as but not limited to home ownership counseling and self-help housing to enhance home ownership opportunities for the residents of Moloka'i.
3. Adopt appropriate subdivision and roadway improvement standards to provide affordability and a rural character.
4. Complete the transfer of title to the County for lands at Maunaloa and initiate construction of affordable units.
5. Develop regulations which define and provide for true family subdivisions. These regulations should consider reasonable deviations from subdivision requirements and slight density increases that would not detract from the areas character.

## **DESIGN**

### **GOAL**

Harmony between the natural and man-made environments to ensure that the natural beauty and character of Moloka'i is preserved.

### **OBJECTIVES AND POLICIES**

1. Encourage the provision of coco palms and other trees which exceed building heights in close proximity to all buildings except along existing facades in downtown Kaunakakai.
2. Require compliance with Country Town Business design standards for all new commercial development and renovations and for government and private infrastructure improvements, landscaping, park projects and multi-family projects.
3. Encourage building, infrastructure and landscaping designs which respect the scale, beauty and scenic qualities of Moloka'i.
4. Encourage grass swales and dry sump rather than curbs, gutters and sidewalks for residential and rural areas.
5. Encourage the planting of additional trees as well as the preservation of existing trees in the Country Town areas of Kaunakakai, Maunaloa, Kualapu'u, and East End.
6. Encourage the sensitive integration of power generation, waste water reclamation and solid waste facilities with the existing rural character of Moloka'i.
7. Promote the maintenance of historic landscapes and streetscapes in character to the region.
8. For new light and heavy industrial uses along the Island's highways, require a 30-foot open-space buffer from the edge of the right-of-way to the vertical wall of the nearest building with at least a 10-foot vegetative strip along the entire length of the project. Within that open-space, paved parking may be a permitted use providing it shall conform to required codes and be only for operational vehicles removed daily.

### **IMPLEMENTING ACTIONS**

1. Implement "rural standards" for public facilities and privately sponsored building improvements, roadways and subdivisions.
2. Require ample setbacks with a landscaped/vegetative buffer for heavy and light industrial development along major highways.

## **INFRASTRUCTURE**

### **GOAL**

Culturally and environmentally sensitive infrastructure systems, developed and maintained in a timely fashion, which protect and preserve the safety and health of Moloka'i's residents and visitors.

### **OBJECTIVES AND POLICIES**

#### **Transportation**

1. Improve and expand facilities at the existing airport rather than pursuing an alternate airport site.
2. Maintain the existing practice of allowing free overnight parking on an unimproved grassy area at the airport.
3. Encourage the expansion of Kaunakakai Harbor.
4. Develop Hale O Lono Harbor for recreational purposes and ensure public access, while maintaining its ability to provide back-up commercial capacity to Kaunakakai.
5. Develop off-street parking facilities in the Kaunakakai business district, including the establishment of a public parking lot mauka of Kamehameha V Highway central to the business district.
6. Improve traffic circulation in Kaunakakai by developing a new access road between mauka residential areas and Kamehameha V Highway.
7. Consider an additional access road to ford Kaunakakai gulch between Makaena Place and Manila Place concurrent with future expansion of Manila Camp.
8. Maintain the East End Highway at its current pavement width except for blind turns or other places necessary for public safety.
9. Provide and maintain safe pedestrian trails, bikeways, jogging paths and equestrian trails along highways.
10. Improve the maintenance of roads and shoulders, particularly for local streets in the Kaunakakai area.
11. Provide education and enforcement for a safe and litter free highway system.
12. Encourage innovative and alternative traffic management strategies to avoid use of traffic lights.

## **IMPLEMENTING ACTIONS**

1. Implement plans for the expansion of Kaunakakai Harbor.
2. Install navigational lights at Hale O Lono Harbor.
3. Extend Kalohi Street to Kamehameha V Highway.
4. Pursue acquisition of land for a public parking lot in Kaunakakai mauka of Kamehameha V Highway.
5. Connect Makaena/Manila Place with 'Olo'olo Road.
6. Provide guard rails in appropriate locations to improve highway safety.
7. Upgrade highway lighting from Kaunakakai to Hotel Moloka'i.
8. Provide bridges instead of fords on Kamehameha V Highway at Kapualei and Puko'o for safety purposes.

### **Water**

1. Future water allocations for agriculture/aquaculture and Hawaiian Home Lands use should be given first priority and then consideration should be given to other viable economic development initiatives.
2. Provide adequate and competitively priced irrigation water to agricultural lands without altering or endangering fresh water streams.
3. Improve current water quality and distribution system and develop new water sources for the Moloka'i Community Plan area without taking water from Pelekunu and Wailau Valleys.
4. Develop improved transmission and/or storage systems to provide better fire protection.
5. Promote programs for water conservation as well as ground water and wellhead protection.
6. Recognize Hawaiian water rights.
7. Establish a Moloka'i Water Advisory Committee to the Commission of Water Resource Management to better address Moloka'i water issues on Moloka'i.

## **IMPLEMENTING ACTIONS**

1. Amend building code requirements to require the installation of water conservation devices (i.e., irrigation systems, toilets, shower and faucet heads, etc.).
2. Update and revise the current Moloka'i Water Use and Development Plan to include the recommendations of the 1993 Moloka'i Working Group Report.

### **Liquid and Solid Waste**

1. Encourage comprehensive waste management for the island which includes recycling and reuse of solid waste and wastewater as major plan components.
2. Expand wastewater treatment capacity in Kaunakakai, improve the current system, and provide service to the East End.
3. Explore the use of alternative waste treatment technologies such as composting toilets.
4. Designate an alternate site for the wastewater treatment plant, if needed.
5. Encourage widespread participation in the County trash collection service.
6. Encourage the re-use of yard debris/trimmings for composting of on-site landscaping or agricultural uses.
7. Investigate alternative means of disposal of grubbed material and rock other than disposal at County landfills.

### **IMPLEMENTING ACTIONS**

1. Provide solid waste transfer stations at both the East and West End.
2. Implement a full recycling and mandatory trash separation program, including source separation, on Moloka'i as a County prototype project.
3. Require that for all construction projects a solid waste reduction, re-use recycling program be implemented to reduce the amount of solid waste to be disposed of at the County landfill.
4. Develop a toxic disposal strategy whereby the Department of Public Works and Waste Management shall be responsible for establishing a household Hazardous Waste disposal site on Moloka'i for the collection and disposal of non-commercial waste products.

### **Drainage**

1. Require an environmentally sensitive drainage system which provides for a high standard in preventing flooding and property damage while not adversely affecting

wetlands, the marine environment and nearshore and offshore water quality. It is necessary to alleviate existing problems, institute maintenance procedures, and ensure that the overall system will meet future growth requirements.

2. Prepare, adopt and implement a drainage master plan for settlement areas, which emphasizes land management techniques, such as the use of natural landscape swales, periodic maintenance and annual cleaning of stream channels and avoidance of development in flood-prone areas to minimize the potential of flood damage.
3. Encourage a stream cleaning program to improve public safety and mitigate environmental impacts in the East End.
4. Require compliance or pro-rata share contributions to the Kaunakakai Drainage Master Plan for all building permits within the service area.

#### **IMPLEMENTING ACTIONS**

1. Seek CIP funding to construct improvements as recommended by the Kaunakakai Drainage Master Plan.
2. Initiate legislation to assign responsibility, and provide adequate funds for periodic stream cleaning.

#### **Energy and Public Utilities**

1. Accelerate the development of alternative energy sources, such as solar and wind to help reduce the dependence on oil and fossil fuels.
2. Provide incentives to promote the use of alternative energy sources.
3. Promote energy efficiency, conservation and awareness programs.
4. Encourage the development of alternative sources of energy by supporting programs to test their feasibility.
5. Require the use of alternative energy, environmental design and energy saving devices in the development of new buildings, especially State and County buildings.
6. Encourage the undergrounding of existing overhead utility lines as well as the provision of underground utility lines in major new developments.

#### **IMPLEMENTING ACTIONS**

1. Adopt an updated building code requiring increased energy and water conservation.

2. Provide loan programs/tax incentives to individuals or businesses using photovoltaic energy and other energy saving initiatives.

## **SOCIAL INFRASTRUCTURE**

### **GOAL**

An efficient and responsive system of people-oriented public services which enable residents to live a safe, healthy and enjoyable lifestyle.

### **OBJECTIVES AND POLICIES**

#### **Recreation**

1. Provide and maintain recreational opportunities which address the needs of residents while respecting the rural character of Moloka'i.
2. Provide additional recreation and educational programs for youths.
3. Adopt a beach/mountain access dedication ordinance pursuant to Chapter 46, HRS, and acquire or improve public access at the following general locations:
  - Lateral Shoreline Access: pedestrian access from Mo'omomi to Pala'au.
  - Beach Access: Mo'omomi, Ilio Point, Kawakiu Beach, Hale o Lono Harbor, Papohaku, Halena Camp, Kamalo Wharf, Manawai, Puko'o Beach Day Park, and point(s) between Papohaku Beach to Pala'au via Waikane-Punako'o.
  - Mountain Access: Puu Kauwa Road and Maunihui Road.
4. Increase education and enforcement efforts to mitigate the problems of littering, vandalism and the over-harvesting of ocean resources. These and similar problems are often associated with increased access to shoreline areas.
5. Maintain the old ball park sites in Kaunakakai.
6. Require the dedication and development of neighborhood park areas in conjunction with development of new single-family residential areas in the mauka portion of Kaunakakai Town and Kamiloloa. Recognize the archaeological sensitivity of the park area mauka of Kaunakakai Town.
7. Consider the recommendations of recreational users in budgeting for improvements and new facilities.
8. Expand indoor and outdoor recreational facilities in Kaunakakai Town.

9. Establish County ownership of Murphy's Park at Kumimi. Expand the Park by moving the road mauka and provide adequate restroom facilities.
10. Set aside the land west of the Coast Guard facility in Kaunakakai along the shoreline for fairgrounds, a rodeo area, and other public uses.
11. Establish public vehicular access to Hale O Lono Harbor.
12. Develop 40 or more acres of fast land just mauka of the shoreline and around Hale O Lono for park and recreational uses.
13. Encourage the cleanup and dedication of Ilio Point for a public park.

### **IMPLEMENTING ACTIONS**

1. Develop a new gym in Kaunakakai.
2. Establish and maintain new recreational facilities on Moloka'i, as appropriate, which include, but may not be limited to a youth center, senior citizen center, a 50 meter swimming pool, tennis courts, and a municipal golf course.
3. Establish a recreational advisory committee, possibly as a subcommittee to the Moloka'i Task Force to assist the Department of Parks and Recreation in prioritizing projects for the island.
4. Install lighting at County public basketball courts to facilitate greater use.
5. Construct covered facilities at the East End for basketball and volleyball.
6. Conduct a feasibility study for a boat ramp at Kamalo.
7. Develop Malama Park.
8. Provide a lifeguard program for the island.
9. Initiate County acquisition of Murphy's Park at Kumimi and coordinate with DOT to move roadway mauka.

### **Health and Public Safety**

1. Improve public health and safety-related services which supports the well being and health consciousness of the community.
2. Establish an adequate buffer between agricultural lands and school, park, and residences to mitigate adverse impacts of agricultural activities.



3. Provide enhanced medical and mental health services for the community, with qualified professionals located on the island.
4. Encourage enhanced monitoring of care homes and transient facilities which provide services for the mentally handicapped.
5. Improve emergency rescue and transport services for the community.
6. Consider the possibility of establishing a police bicycle or foot patrol in Kaunakakai.
7. Encourage programs to minimize the risk of fire above Kaunakakai including a pasture management program, and public recreational areas such as an outdoor amphitheater or municipal golf course.
8. Encourage public awareness of civil defense shelters in each area of the island capable of withstanding hurricane force winds.

### **IMPLEMENTING ACTIONS**

1. Provide public health education programs with outreach services to more remote areas.
2. Establish a community health center in the East End between `Ualapu`e and Puko`o.
3. Maintain and enhance Moloka`i General Hospital, particularly in the areas of provision of acute care and obstetrics services.
4. Develop fire, police and ambulance substations at the West End and at the East End, between `Ualapu`e and Puko`o.
5. Encourage and maintain the Na Pu`uwai program.
6. Establish full-time mental health case management positions, psychologists and psychiatrists on island, in the Department of Health.

### **Education**

1. Develop and maintain an educational system and facilities which will offer the youth and adults of the region opportunities and choices for self- and community-improvement.
2. Offer agricultural, aquacultural and other vocational training programs.
3. Encourage the development of an education program teaching the traditional kapu system of marine and other resource conservation.

4. Encourage educational and training programs for Hawaiian language and culture, and the management of traditional and historic sites.
5. Encourage the implementation of summer youth work programs.
6. Support the State in its efforts to recruit quality teachers and support efforts to establish the necessary incentives to effectively carry out this policy (i.e., improved wages, teacher housing, periodic testing, etc.).
7. Encourage the construction of Kamehameha Schools educational facilities to serve the Hawaiian community on Moloka'i.
8. Encourage the establishment of a Moloka'i Community College.
9. Encourage active participation in School Community Based Management (SCBM.)

#### **IMPLEMENTING ACTIONS**

1. Expand the library facility on its current site in Kaunakakai. Expand hours of operation to include Saturdays. Establish a small cultural center and library in the East End, possibly at the site of Kaluaaha Church. Establish a small library in the West End, possibly in Maunaloa.
2. Provide for the expansion of Kaunakakai Elementary School to the east or north, by approximately five (5) acres, as appropriate.
3. Construct a new intermediate school.
4. Seek funding to construct a new campus for Maui Community College on Moloka'i at the Public/Quasi-Public site east of Kaunakakai Elementary School where the existing College facilities already exist. Fifteen acres of the site should be considered for the new campus.
5. Maintain a Hawaiian language immersion program on Moloka'i. Department of Education's school/community based management system (SCBM) should be considered as a means in this effort.

#### **GOVERNMENT**

##### **GOAL**

Accessible, cost effective and responsive government services and programs which meet the unique needs of the residents of the island of Moloka'i.

##### **OBJECTIVES AND POLICIES**

1. Investigate and pursue ways to streamline the permit process through means such as consolidating public hearings, concurrent processing of applications and coordination of permits between State, Federal and County governments.
2. Develop building and subdivision codes and standards which are appropriate to rural areas in order to reduce costs of development.
3. Utilize the County's budgeting process as a means to carry out the policies and priorities of the Community Plan.
4. Utilize the County's real property tax assessment function as a mechanism to encourage desirable private development, rehabilitation, or preservation.
5. Maintain a policy of not imposing property taxes on Hawaiian Home Land awards.
6. Monitor the implementation of the Community Plan and establish a land use information base.
7. Acknowledge and support the establishment of a Native Hawaiian sovereign entity.
8. Encourage the hiring of Moloka'i residents for police, fire and educational jobs, to promote continuity and reduce staff turnover.
9. Encourage Moloka'i fishpond restoration and implementation of traditional Hawaiian programs.

#### **IMPLEMENTING ACTIONS**

1. Compile special plans and studies necessary to implement the recommendations of the Community Plan. These would include water development, housing, roadway and traffic, drainage, solid and liquid waste, and other special studies as required.
2. Provide County personnel located on Moloka'i with additional decision making authority, especially in the area of building permit processing.

#### **DEPARTMENT OF HAWAIIAN HOME LANDS**

##### **GOAL**

The timely implementation of programs and settlement of Native Hawaiians on Department of Hawaiian Home Lands.

##### **OBJECTIVES AND POLICIES**

1. Encourage and support planning and implementation of Department of Hawaiian Home Lands projects that benefit native Hawaiians.

2. Ensure a water supply which will support the development of Department of Hawaiian Home Lands projects.
3. Recognize and support the "first call" allocation of water resources for Department of Hawaiian Home Lands projects.
4. Encourage cooperative planning programs with the native Hawaiian community in order to foster a desired lifestyle and perpetuate the culture.
5. Encourage the development of cooperative planning programs between the County and the Department of Hawaiian Home Lands to ensure that infrastructure and public service needs adequately address the needs of the entire Moloka'i community.
6. Encourage the development of cooperative agricultural development programs between the County and the Department of Hawaiian Home Lands to support diversified agricultural pursuits (i.e., programs, for example, which may identify opportunities for creating efficiencies in scale which will benefit all Moloka'i farmers).
7. Support educational facilities and programs development by the Department of Hawaiian Home Lands.

#### **IMPLEMENTING ACTIONS**

1. Create a Department of Hawaiian Home Lands-County Task Force to study and identify opportunities for developing cooperative programs and projects.
2. Support the development of alternate subdivision standards for infrastructure which insures the health, safety and welfare but also is consistent with the desired lifestyle of the Native Hawaiian community and the reduction of construction costs.

#### **D. Planning Standards**

The following planning standards are specific guidelines or measures for development and design. These standards are essential in clarifying the intent of the land use and urban design objectives and policies and the Land Use Map.

#### **LAND USE**

1. Establish rural residential uses with a minimum lot size of one-half acre for lands in the State Urban District at Kala'e, Kakahaia and West Ohia to `Ualapu'e.
2. Establish residential uses with a minimum lot size of ten-thousand square feet for lands in the State Urban District at West Ohia and Puko'o.
3. Require appropriate mitigative measures as needed to preserve and protect archaeological sites. Such measures could include greater building setbacks

(suggested minimum of 50-feet), buffer areas, controlled access, prohibiting fill or pier construction in wetlands, lo'i or fishponds.

4. Prior to any land alteration or development of the Hotel designated sites at Pu'u O Kaiaka (TMK: 5-1-3:08) and Kawakiu (TMK: 5-1-3:14 and 15), and the Multi-Family site at Kawakiu (TMK: 5-1-3:portion of 1), the developer shall complete an inventory survey to identify all archeological and cultural sites on, and adjacent to, the said parcels, and shall issue a survey report. The survey report shall include input from all lineal descendants, and shall include site stabilization. The survey report shall be made available to community groups and interested individuals, and be submitted to the County Cultural Resources Commission and the State Historic Preservation Division for review and approval. The survey report shall include a plan to preserve and manage the said archeological sites as an interpretive, educational, research, and contemporary (e.g. religious) "living museum" for both residents and visitors.

Following approval of the survey report, the developer shall:

- (a) provide public access to the living museum;
- (b) coordinate with the community and enable them to implement an ongoing educational and interpretive program at the living museum; and
- (c) nominate the living museum for placement on the State and National Registers of Historic Places.

This planning standard shall be in addition to all other historic preservation requirements and recommendations, including, but not limited to, the recommendations contained in the "Cultural Resource Management Procedural Plan for Kaluakoi Corporation Land Holdings, Moloka'i, Hawai'i" prepared by The Kaluakoi Historic Sites Advisory Committee in August of 1987.

## **DESIGN**

1. Limit building height throughout the island to two stories or thirty-five feet above grade, except in the Heavy Industrial Use area, where buildings may be forty feet in height and may exceed this height subject to design review by the County.
2. Require compliance with Country Town Business design standards for all new commercial development and renovations, and for government and private infrastructure improvements, landscaping, park projects and multi-family projects.
3. Traditional Hawaiian design with distinctive pitched roof construction, or low-rise earth-tone contextual architecture is encouraged for new construction. Use of traditional materials should be explored.
4. Encourage the siting of buildings so that the roofline is in context with surrounding terrain.

5. Consider existing topographical features in building design, building bulk, and height.
6. Choose materials and colors which blend with the landscape avoiding highly reflective materials.
7. Require a landscaped buffer between industrial uses and public roadways.

### **LANDSCAPE PLANTING**

1. Native plant species which are found on the island of Moloka'i should be utilized in landscaping for all new developments.
2. Require the use of xeriscaping in future landscape planting.
3. Require that golf course development at the Maunaloa Lodge shall irrigate using nonpotable water with a maximum of 100 acres being irrigated, and that chemicals applied to the golf course shall be as non-toxic as possible.

### **ROADWAYS**

1. Local roadways, shall not exceed 20 feet in pavement width with two travel lanes, except in areas where on-street parking is desired, or where shoulders are necessary for safety purposes, or jogging paths/bikelanes.
2. Highways and major roadways shall have a minimum pavement width of 20 feet, and shoulder width of 2 feet, to provide for the safe passage of two-way traffic, except in areas where natural landforms, historic structures and other environmental constraints preclude widening beyond existing roadway widths.
3. Except within Kaunakakai Town and for clear safety reasons, urban-standard curbs, gutters, and sidewalks shall not be required on the island of Moloka'i. Instead, roadway standards which shall reflect the island's rural character shall be incorporated as is appropriate. Grassed shoulders and swales shall be allowed without curbs. Sidewalks shall be separated from roadways by a minimum 2-foot wide planting strip along residential streets, and a minimum 4-foot wide planting strip along highways.

### **SUBDIVISIONS**

1. Subdivision review for applications of four (4) lots or more shall include the following considerations and meet the following standards:

#### **Environmental Design**

Lot configurations, roadways and subdivision improvements shall be designed to respect existing landforms, coastal and aquatic resources, biological resources and cultural/historic resources to the greatest extent possible.

### **Socio-Economic Considerations**

The direct and cumulative impacts on agriculture and the socio-economic impacts on the community shall be assessed and considered.

### **Improvements**

County urban subdivision standards shall not apply to the island of Moloka'i except in areas where deemed appropriate, in regards to the following improvements:

Curb, Gutter, Sidewalks

Street lighting except where necessary for safety reasons.

Pavement width should not exceed 20 feet.

### **Minimum Lot Size**

Minimum lot size in the Agricultural District shall be 25 acres, except for bonafide Agricultural Parks, or Family Subdivisions which do not detract from the agricultural or rural character or are of 3 lots or less.

### **Agency and Public Review**

All applications for subdivision of four or more lots shall be noticed to afford public review and comment. The Department of Public Works and Waste Management shall request and incorporate the recommendation of the Planning Director in regards to the proposed subdivision's conformance with the standards, objectives and policies of the Moloka'i Community Plan.

## **STANDARDS FOR COMMERCIAL ACTIVITIES IN THE RURAL AND AGRICULTURAL DISTRICTS**

Proposed uses must:

- Be visually compatible with rural residential/agricultural character;
- Be compatible in scale and intensity with surrounding properties or roadways;
- Not adversely affect the surrounding neighborhood; and
- Be supportive of, or not adversely affect agricultural activities of the area.

## **WEST END RESORT DEVELOPMENT STANDARDS**

1. Provide for a visitor industry which recognizes and enhances Moloka'i's lifestyle and the rural and relaxed nature of the island. Visitor industry development and facilities shall necessarily be contextual in nature and reserved in scale.

2. Moloka'i's multi-ethnic traditions and history, especially its Hawaiian heritage, should be nurtured and enhanced in an accurate and respectful manner through visitor industry programs and development.
3. The visitor industry shall encourage the mixing of the local Moloka'i community and visitors. The open friendliness of the island should be embraced, rather than creating an isolated resort community.
4. Visitor industry plans and programs shall enhance the environmental quality of the island. Pro-active measures to address erosion control, coastal protection and reef protection shall be implemented.
5. Within the Hotel District, the total ground area occupied by all buildings shall not exceed 20 percent of the lot area.
6. No building shall exceed 2 stories or 35 feet above grade.
7. Native plant species which are found on the island of Moloka'i should be utilized in landscaping for all new developments.
8. Traditional Hawaiian design with distinctive pitched roof construction, or low-rise earth-tone contextual architecture is encouraged for new construction.
9. Require the use of Xeriscaping in future landscape planting.
10. Economic growth should not occur at a pace that will require a large influx of new residents, but should serve the employment needs of the island's natural growth rate.
11. The objective of the project district at Maunaloa is to provide a mixture of single family and multi-family and park uses for low and moderate income residents. Variations in housing unit types, lot sizes and other development standards should be considered to provide planning flexibility and encourage affordable housing.

## **PART IV**

### **IMPLEMENTATION CONSIDERATIONS**

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#### **A. Program, Policy and Project Implementation Categories**

To facilitate the implementation of the Moloka'i Community Plan, implementing actions shall be considered by County and State agencies in their planning, programming and budgeting. In this regard, respective County agencies shall review and consider applicable implementing actions, as well as the broader



statements of goals, objectives and policies contained in the Moloka'i Community Plan as follows:

1. Annual budget requests shall address requirements identified by implementing actions contained in the Moloka'i Community Plan;
2. Capital improvements programming undertaken by each agency shall incorporate, as appropriate, specific projects listed in the Moloka'i Community Plan;
3. Priority assignments to capital improvement projects shall consider implementing actions contained in the Moloka'i Community Plan;
4. Agency master plans shall address project, program and policy actions advanced in the Moloka'i Community Plan;
5. Agency program and policy formulation processes shall consider, and where appropriate, incorporate implementing actions set forth in the Moloka'i Community Plan;
6. Agency reviews of and recommendations on individual projects being processed for approval shall consider the relationship of the proposed action to implementing provisions contained in the Moloka'i Community Plan.

The following table summarizes and categorizes each action as either a program, policy or project-related implementing action to further facilitate agency review, consideration and action on applicable implementing provisions.

Table 1  
Moloka'i Community Plan Region  
Implementation Responsibilities

Action Category	Implementing Action	Planning Category
<b>DEPARTMENT: Planning Department Program</b>		
	1. Review, amend, and adopt, zoning and such other appropriate ordinances necessary to carry out the land use categories indicated in the Community Plan.	Land Use
	2. Establish and maintain a data base for Moloka'i's environmental resources through interagency collaboration.	Environment
<b>Policy</b>	1. Establish a Moloka'i Museum and Cultural Center at the Meyer Sugar Museum	Cultural Resources
	2. Require appropriate mitigative measures as needed to preserve and protect fishponds, lo'i or other archaeological sites. Such measures could include greater building setbacks (suggested minimum of 50-feet), buffer areas, or other means as appropriate.	Cultural Resources
	3. When items before the MCCRC pertain to Moloka'i, the meetings may be held on Moloka'i.	Cultural Resources
	4. Review and take action on the Kaluako'i cultural resources management plan by the MCCRC.	Cultural Resources
	5. Require ample setbacks with a landscaped/vegetative buffer for heavy industrial development along major highways.	Design
	6. Require development projects to identify all cultural resources located within the project area as part of initial project studies and encourage the use of locally qualified archaeologists chosen independently of the developer with background in Hawaiian culture. Further require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources including site avoidance, adequate buffer areas and interpretation.	Cultural Resources
<b>Project</b>	1. Revise the County subdivision code to allow for review of environmental, economic, social, archaeological, historic, cultural resources, and cumulative impacts. It should also allow for public review and comment.	Land Use

Action Category	Implementing Action	Planning Category
	2. Adopt land use standards and overlay zoning designations that recognize and preserve the unique natural, cultural and land use characteristics of Moloka'i.	Land Use
	3. Establish zoning standards with varying minimum lot sizes to prevent improper use and reflect different kinds of agricultural activities within the agricultural district.	Land Use
	4. Implement new procedures to provide increased opportunity for community and agency review of agricultural subdivisions.	Land Use
	5. Consider the implementation of traditional use districts through definition by statute of permitted uses, the establishment of appropriate regulatory mechanisms, the designation of areas on the land use map, and the adoption of a County ordinance. Consideration of new mechanisms should include: (a), Preservation of significant cultural sites; (b), Protection of traditional Hawaiian gathering rights; and (c), Promotion of traditional uses. Areas that should be considered for traditional use areas would include but would not be exclusive to: (a), all of the north shore and valleys from and including Halawa Valley to Kawakiu nui; (b), Ka Ulu Kukui O Lani Kaula at Pu'uohoku Ranch; (c), all state lands in forest reserve; (d), Pu'u Honua O Ka'apahu in Kamalo; (e), the Kawela Cultural Complex on Lapakohaina ridge as identified in the Marshall Weisler study; (f), Kapuaiwa grove in Kalama'ula; (g), the Naiwa Cultural complex including the makahiki grounds, hula platform, rain heiau, Pu'u ano ano, and the Kipu ruins; (h), Ka'ana, the birth place of the hula; (i), Puu Hakina Cultural Complex; (j), Keonelele sand dunes from Kakaako gulch to Mo'omomi; (k), and all fishponds.	Land Use
	7. Establish on the 110 acres owned by the County at the Kaluakoi resort a 5-acre area for fire department and other emergency uses.	Land Use
	8. Review and revise the Special Management Area boundary to include the entire island of Moloka'i except Department of Hawaiian Homes lands and Kalawao County.	Environment
	9. Implement a historic district overlay mechanism to provide protection for areas of significant archaeological, historical and cultural resources.	Cultural Resources
	10. Pursue the implementation of traditional use districts	Cultural

Action Category	Implementing Action	Planning Category
	through definition by statute of permissible uses, the establishment of appropriate regulatory mechanisms, and designation of areas on the land use map.	Resources
	11. Implement a County Historic marker program to identify significant historical and legendary sites that are appropriate for public interpretation.	Cultural Resources
	12. Establish an industrial park in Pal'au and provide State funding support to ensure its viability.	Economic Activity
	13. Establish appropriate enterprise zones on Moloka'i exempt from certain taxes and assessments as long as establishment is not detrimental to existing businesses.	Economic Activity
	14. Develop regulations which define and provide for true family subdivisions. These regulations should consider reasonable deviations from subdivision requirements and slight density increases that would not detract from the areas character.	Housing
	15. Compile special plans and studies necessary to implement the recommendations of the Community Plan. These would include water development, housing, roadway and traffic, drainage, solid and liquid waste, and other special studies as required.	Government
<b>DEPARTMENT: Department of Parks and Recreation</b>		
<b>Program</b>	1. Establish a recreational advisory committee, possibly as a subcommittee to the Moloka'i Task Force to assist the Department of Parks and Recreation in prioritizing projects for the island.	Social Infrastructure (Recreation)
	2. Provide a lifeguard program for the island.	Social Infrastructure (Recreation)
<b>Project</b>	1. Build a historical interpretive center on Moloka'i at Malama Cultural Park.	Cultural Resources
	2. Develop a new gym in Kaunakakai.	Social Infrastructure (Recreation)
	3. Establish and maintain new recreational facilities on Moloka'i, as appropriate, which include, but may not be limited to a youth center, senior citizen center, a 50 meter swimming pool, tennis courts, and a	Social Infrastructure (Recreation)

Action Category	Implementing Action	Planning Category
	municipal golf course.	
	4. Install lighting at County public basketball courts to facilitate greater use.	Social Infrastructure (Recreation)
	5. Construct covered facilities at the East End for basketball and volleyball.	Social Infrastructure (Recreation)
	6. Conduct a feasibility study for a boat ramp at Kamalo.	Social Infrastructure (Recreation)
	7. Develop Malama Park.	Social Infrastructure (Recreation)
	8. Initiate County acquisition of Murphy's Park at Kumimi and coordinate with DOT to move roadway mauka.	Social Infrastructure (Recreation)
<b>DEPARTMENT: Department of Public Works and Waste Management</b>		
<b>Program</b>	1. Establish an environmental resource management and protection program for the island which incorporates mandatory waste recycling and reuse as major elements.	Environment
	2. Provide solid waste transfer stations at both the East and West End.	Infrastructure (Liquid & Solid Waste)
	3. Adopt an updated building code requiring increased energy and water conservation.	Infrastructure (Energy & Public Utilities)
	4. Develop a toxic disposal strategy whereby the Department of Public Works and Waste Management shall be responsible for establishing a household Hazardous Waste disposal site on Moloka'i for the collection and disposal of non-commercial waste products.	Infrastructure (Liquid & Solid Waste)
<b>Policy</b>	1. Control soil runoff and sedimentation of coastal waters through better enforcement of grubbing and grading and through conservation practices such as the revegetation of barren areas, control of domestic and feral animals and maintenance of fishponds and other retention basins.	Environment
	2. Require that for all construction projects a solid	Infrastructure

Action Category	Implementing Action	Planning Category
	waste reduction, re-use recycling program be implemented to reduce the amount of solid waste to be disposed of at the County landfill.	(Liquid & Solid Waste)
Project	1. Amend the building and environmental codes to establish better controls over grubbing and grading and to discourage building on slopes in excess of 20%.	Environment
	2. Revise the County subdivision code to allow for review of environmental, economic, social, archaeological, historic, cultural resources, and cumulative impacts. It should also allow for public review and comment.	Land Use
	3. Develop regulations to define and provide for true family subdivisions. Consider reasonable deviations from requirements and slight density increases that would not detract from the area's character.	Housing
	4. Implement the drainage master plan for Kaunakakai Town.	Environment
	5. Formulate and adopt rural and historic district roadway standards to promote the maintenance of historic landscapes and streetscapes in character with the region.	Cultural Resources
	6. Adopt appropriate subdivision and roadway improvement standards to provide affordability and a rural character.	Housing
	7. Implement "rural standards" for public facilities and privately sponsored building improvements, roadways and subdivisions.	Design
	8. Extend Kalohi Street to Kamehameha V Highway.	Infrastructure (Transportation)
	9. Pursue acquisition of land for a public parking lot in Kaunakakai mauka of Kamehameha V Highway.	Infrastructure (Transportation)
	10. Connect Makaena/Manila Place with 'Olo'olo Road.	Infrastructure (Transportation)
	11. Provide guard rails in appropriate locations to improve highway safety.	Infrastructure (Transportation)
	12. Amend building code requirements to require the installation of water conservation devices (i.e., irrigation systems, toilets, shower and faucet heads, etc.).	Infrastructure (Water)
	13. Implement a full recycling and mandatory trash separation program, including source separation, on	Infrastructure (Liquid & Solid

Action Category	Implementing Action	Planning Category
	separation program, including source separation, on Moloka'i as a County prototype project.	(Liquid & Solid Waste)
	14. Seek CIP funding to construct improvements as recommended by the Kaunakakai Drainage Master Plan.	Infrastructure (Drainage)
	15. Develop fire, police and ambulance substations at the West End and at the East End, between Ualapu'e and Puko'o.	Social Infrastructure (Health & Public Safety)
<b>DEPARTMENT: Office of the Mayor</b>		
Program	1. Provide County personnel located on Moloka'i with additional decision making authority, especially in the area of building permit processing.	Government
	2. Develop programs to educate the public with regard to proper use and gathering of resources.	Subsistence
	3. Develop a program to establish or re-establish access to private lands on an appropriate basis and level of access	Subsistence
Project	1. Establish a joint government/private sector Task Force to encourage local hiring.	Economic Activity
	2. Coordinate with the Visitors Bureau and the Chamber of Commerce to promote the West End visitor industry by increasing the amount of airline seats to and from the island.	Economic Activity
<b>DEPARTMENT: Department of Housing and Human Concerns</b>		
Program	1. Provide programs such as but not limited to home ownership counseling and self-help housing to enhance home ownership opportunities for the residents of Moloka'i.	Housing
	2. Complete the transfer of title to the County for lands at Maunaloa and initiate construction of affordable units.	Housing
<b>DEPARTMENT: Department of Water Supply</b>		
Project	1. Update and revise the current Moloka'i Water Use and Development Plan to include the recommendations of the 1993 Moloka'i Working Group Report.	Infrastructure (Water)

Action Category	Implementing Action	Planning Category
<b>DEPARTMENT: Department of Hawaiian Home Lands</b>		
<b>Project</b>	1. Create a Department of Hawaiian Home Lands-County Task Force to study and identify opportunities for developing cooperative programs and projects.	Department of Hawaiian Home Lands
	2. Support the development of alternate subdivision standards for infrastructure which insures the health, safety and welfare but also is consistent with the desired lifestyle of the Native Hawaiian community and the reduction of construction costs.	Department of Hawaiian Home Lands
<b>DEPARTMENT: Department of Finance</b>		
<b>Program</b>	1. Provide loan programs/tax incentives to individuals or businesses using photovoltaic energy and other energy saving initiatives.	Infrastructure (Energy & Public Utilities)
<b>DEPARTMENT: State Department of Health</b>		
<b>Program</b>	1. Provide public health education programs with outreach services to more remote areas.	Social Infrastructure (Health & Public Safety)
	2. Maintain and enhance Moloka'i General Hospital, particularly in the areas of provision of acute care and obstetrics services.	Social Infrastructure (Health & Public Safety)
	3. Establish full-time mental health case management positions, psychologists and psychiatrists on island, in the Department of Health.	Social Infrastructure (Health & Public Safety)
	4. Encourage and maintain the Na Pu'uwai program.	Social Infrastructure (Health & Public Safety)
<b>Project</b>	1. Establish a community health center in the East End between Ualapu'e and Puko'o.	Social Infrastructure (Health & Public Safety)



Action Category	Implementing Action	Planning Category
	2. Develop fire, police and ambulance substations at the West End and at the East End, between Ualapu'e and Puko'o.	Social Infrastructure (Health & Public Safety)
<b>DEPARTMENT: State Department of Transportation</b>		
<b>Project</b>	1. Implement plans for the expansion of Kaunakakai Harbor.	Infrastructure (Transportation)
	2. Install navigational lights at Hale O Lono Harbor.	Infrastructure (Transportation)
	3. Provide guard rails in appropriate locations to improve highway safety.	Infrastructure (Transportation)
	4. Upgrade highway lighting from Kaunakakai to Hotel Moloka'i.	Infrastructure (Transportation)
	5. Provide bridges instead of fords on Kamehameha V Highway at Kapualei and Puko'o for safety purposes.	Infrastructure (Transportation)
<b>DEPARTMENT: State Department of Education</b>		
<b>Program</b>	1. Maintain a Hawaiian language immersion program on Moloka'i. Department of Education's school/community based management system (SCBM) should be considered as a means in this effort.	Social Infrastructure (Education)
<b>Policy</b>	1. Expand programs in Hawaiian language and culture, including immersion and kupuna programs.	Cultural Resources
<b>Project</b>	1. Expand the library facility on its current site in Kaunakakai. Expand hours of operation to include Saturdays. Establish a small cultural center and library in the East End, possibly at the site of Kaluaaha Church. Establish a small library in the West End, possibly in Maunaloa.	Social Infrastructure (Education)
	2. Provide for the expansion of Kaunakakai Elementary School to the east or north, by approximately five (5) acres, as appropriate.	Social Infrastructure (Education)
	3. Construct a new intermediate school.	Social Infrastructure (Education)
<b>DEPARTMENT:</b>		

Action Category	Implementing Action	Planning Category
<b>Maui Community College</b>		
<b>Project</b>	1. Seek funding to construct a new campus for Maui Community College on Moloka'i at the Public/Quasi-Public site east of Kaunakakai Elementary School where the existing College facilities already exist. Fifteen acres of the site should be considered for the new campus.	Social Infrastructure (Education)
<b>DEPARTMENT: State Department of Land and Natural Resources</b>		
<b>Program</b>	1. Establish marine conservation and fishing management programs and maintain Mo'omomi Dunes as a natural area reserve in perpetuity.	Environment
	2. Develop programs to educate the public with regard to proper use and gathering of resources.	Subsistence
	3. Develop a comprehensive marine resource management program which considers the role of hatcheries, sanctuaries and related projects and programs.	Environment
	4. Develop a reforestation program for native Hawaiian plants for festive and ceremonial use, sports, arts and crafts, medicinal uses and food for home use.	Environment
	5. Develop pre-suppression and suppression plans to minimize impacts of wild fires upon native species.	Environment
	6. Implement hatchery programs to re-stock fishponds, streams, reefs and aquaculture farms.	Economic Activity
	7. Initiate legislation to assign responsibility, and provide adequate funds for periodic stream cleaning.	Infrastructure (Drainage)
<b>Policy</b>	1. Control soil runoff and sedimentation of coastal waters through better enforcement of grubbing and grading and through conservation practices such as the revegetation of barren areas, control of domestic and feral animals and maintenance of fishponds and other retention basins.	Environment
	2. Expand DLNR staff to provide sufficient enforcement for all its programs on Moloka'i.	Environment
	3. Where appropriate, use the provisions of HRS 198D to indemnify private landowners for access to their lands.	Subsistence

Action Category	Implementing Action	Planning Category
	4. Develop programs to educate the public with regard to proper use and gathering of resources.	Subsistence
	5. Develop a program to establish or re-establish access to private lands on an appropriate basis and level of access.	Subsistence
Project	1. Initiate Maunaloa Mountain's forest planting for the purpose of water resource management.	Environment
	2. Initiate legislation which recognizes and strengthens Native Hawaiian rights to environmental resources for subsistence purposes.	Environment
	3. Formulate a Moloka'i Cultural Resources Plan which covers the development and implementation of programs for the preservation and protection of the historical, archaeological, and cultural areas, sites and features on the island of Moloka'i.	Cultural Resources
	4. Implement a community curatorship program, site reconstruction and interpretation project at Kaulukukui O Lanikaula.	Cultural Resources
<b>DEPARTMENT: United States Corps of Engineers</b>		
Project	1. Inventory and identify natural springs and unsurveyed wetlands and develop a means to protect these resources.	Environment

## **B. Traditional Land Use**

As the rest of the State and County rapidly transform and urbanize, the rural Hawaiian qualities of the Moloka'i lifestyle become more unique and valuable. These qualities are a result of abundant open space, subsistence resources, cultural resources, Hawaiian lifestyle and aloha that persists on Moloka'i. The need to protect Moloka'i as one of the last Hawaiian places is a primary theme underlying this plan.

In accordance with the underlying theme, the concept of traditional land uses should be explored. It has been included as Implementing Action No. 7 under Land Use. Although additional study is required to pursue the implementation of this concept, the following working definition of "Traditional" land use represents the intent of the traditional land use concept and could be considered under the Community Plan list of Land Use Designations.

### Traditional (T)

This designation recognizes lands of exceptional significance to Hawaiian culture, history, and continuing quasi-subsistence lifestyle and economy. Land uses in these areas should be limited to natural resource conservation and management, traditional subsistence practices for non-commercial purposes, and farm dwellings no larger than 1,000 square feet.

There are 10 distinct areas which should be considered as possible areas for "Traditional" designation on the island of Moloka'i.

- a. All of the north shore and valleys from and including Halawa Valley to Kawakiu nui.
- b. Ka Ulu Kukui O Lani Kaula at Pu'uohoku Ranch.
- c. All State lands in forest reserve.
- d. Ka'apahu Ridge (Mo'o Hill in Kamalo).
- e. The Kawela Cultural Complex on Lapakohaina Ridge as identified in the Marshall Weisler study.
- f. Kapuaiwa Grove in Kalama'ulna.
- g. The Naiwa Cultural Complex including the Makahiki Grounds, Hula Platform, Rain Heiau, Pu'u ano ano, and the Kipu ruins.
- h. Ka'ana, the birth place of the hula.
- i. Pu'u Hakina Cultural Complex.
- j. Keonelele Sand Dunes from Kakaako Gulch to Mo'omomi.

- k. all fishponds.

Additional analysis is needed to implement this concept such as a further definition of the purpose and intent of such a designation, list of permissible uses and activities, how the traditional land use concept would interface with existing planning and zoning tools, as well as the establishment of appropriate regulatory mechanisms.

## **PART V**

### **LAND USE MAP**

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#### **A. Land Use Categories and Definitions**

##### **Conservation (C)**

This category primarily recognizes the designation of lands in the State Conservation District and is used to protect and preserve wilderness areas, beach reserves, scenic areas and historic sites, open ranges, and watersheds; to conserve fish and wildlife; and to promote forestry and grazing.

##### **Agriculture (AC)**

This use indicates areas for agricultural activity which would be in keeping with the economic base of the County and the requirements and procedures of Chapter 205 HRS, as amended.

##### **Rural (R)**

This use is to protect and preserve areas consisting of small farms intermixed with low density single-family residential lots. It is intended that, at minimum, the requirements of Chapter 205 HRS, as amended, shall govern this area.

##### **Single-Family (SF)**

This includes single-family and duplex dwellings.

##### **Multi-Family (MF)**

This includes apartment and condominium buildings having more than two dwellings.

##### **Hotel (H)**

This applies to transient accommodations which do not contain kitchens within individual units. Such hotel facilities may include permissible accessory uses primarily intended to serve hotel guests.

**Business/Multi-Family (BR)**

This includes a mixture of retail, office, and commercial services which are oriented to neighborhood service and single family and multi-family residential uses.

**Business/Commercial (B)**

This includes retail stores, offices, entertainment enterprises and related accessory uses.

**Business/Industrial (BI)**

This includes a mixture of warehousing, distribution, service operations, retail and offices uses,

**Light Industrial (LI)**

This is for warehousing, light assembly, service and craft-type industrial operations.

**Heavy Industrial (HI)**

This is for major industrial operations whose effects are potentially noxious due to noise, airborne emissions or liquid discharges.

**Airport (AP)**

This includes all commercial and general aviation airports, and their accessory uses.

**Public/Quasi-Public (P)**

This includes schools, libraries, fire/police stations, government buildings, public utilities, hospitals, churches, cemeteries, and community centers.

**Project District (PD)**

This category provides for a flexible and creative planning approach rather than specific land use designations for quality developments. The planning approach would establish a continuity in land uses and designs while providing for a comprehensive network of infrastructural facilities and systems. A variety of uses as well as open space, parks and other project uses are intended in accord with each individual project district objective.

### Park (PK)

This designation applies to lands developed or to be developed for recreational use. This includes all public and private active and passive parks. Golf courses are further identified as "PK (GC)" on the land use map in order to differentiate golf courses and related accessory uses from other kinds of park uses.

### Open Space (OS)

This use is intended to limit development on certain urban and non-urban designated lands which may be inappropriate for intensive development due to environmental, physical, or scenic constraints; this category would include but not be limited to shoreline buffer areas, landscape buffers, drainageways, viewplanes, flood plains, anti-tsunami areas. Other appropriate urban and non-urban uses may be allowed on a permit basis.

### Future Growth Reserve (FGR)

This designation recognizes possible areas of urban growth that would occur beyond the 10-year time frame of the current plan. The Future Growth Reserve designation would encourage planning for infrastructure development and use allocations.



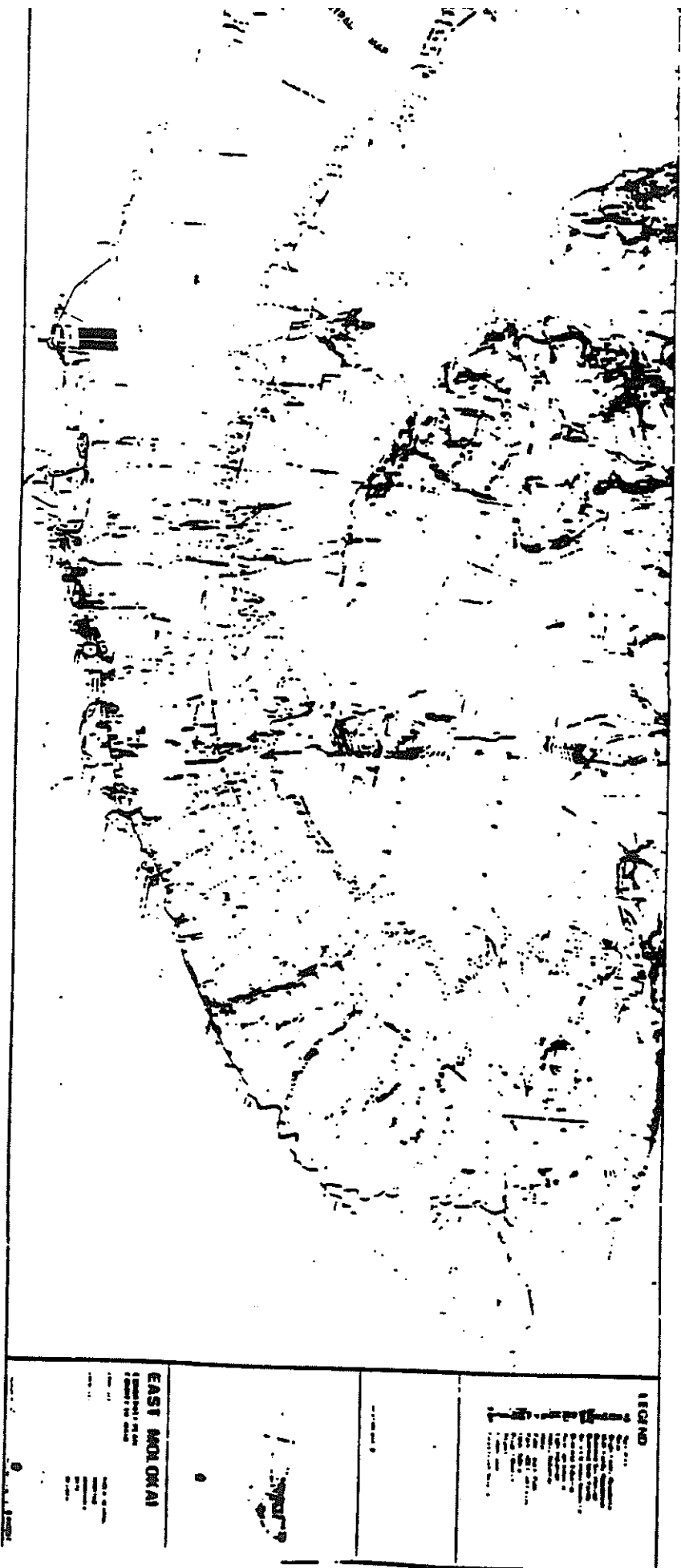




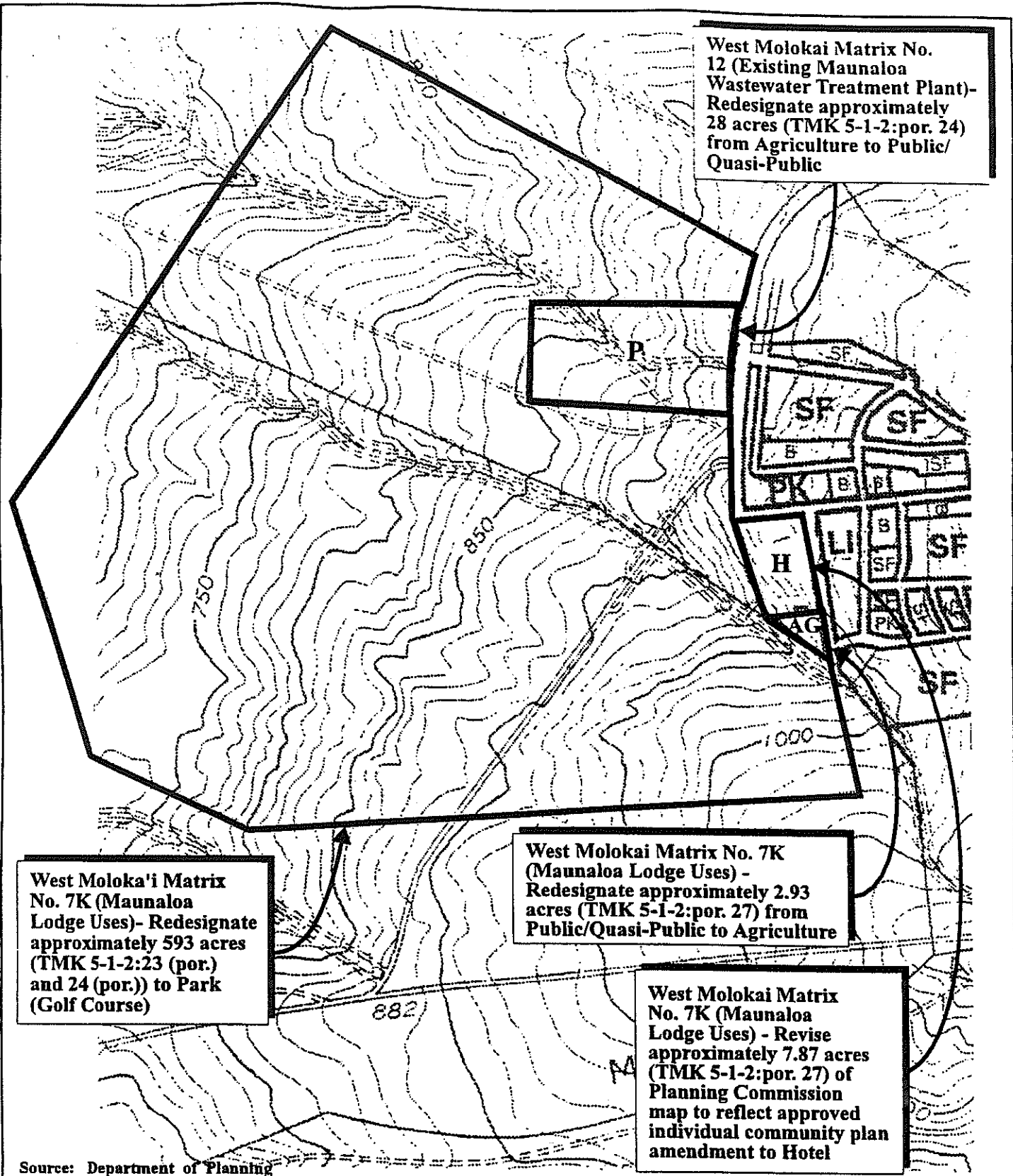






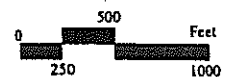






**Exhibit A**

# **Moloka'i Community Plan Land Use Map Amendments**







West Molokai Matrix No. 7C (Maunaloa Business Uses) - Revise approximately 4.4 acres (TMK 5-1-2:45) of Planning Commission map to reflect approved individual community plan amendment to Business

West Molokai Matrix No. 7C (Maunaloa Business Uses) - Revise approximately 0.63 acre (TMK 5-1-2:por. 118) of Planning Commission map to reflect approved individual community plan amendment to Business

West Molokai Matrix No. 7M (Maunaloa Future Growth Reserve) - Redesignate 0.799 acre (TMK 5-1-2:por. 25, por. 29) from Agriculture, Open Space and Park to Single Family Residential

West Molokai Matrix No. 7N (Maunaloa Park) - Retain approximately 3 acres (TMK 5-1-2: por. 29) in Agriculture

West Molokai Matrix No. 7H (Maunaloa Park Expansion) - Include Park designation on Planning Commission map to reflect Commission recommendation

West Molokai Matrix No. 7G (Maunaloa Community Gardens) - Revise approximately 5.93 acres (TMK 5-1-2: por. 29) of Planning Commission Map from Open Space to Single Family Residential and Agriculture

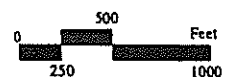
West Molokai Matrix No. 7A (Maunaloa 201E and Manager's Housing)- Revise portion of Planning Commission map to reflect Chapter 201E approval to Single Family Residential

West Molokai Matrix No. 7L (Maunaloa Project District) - Revise approximately 62 acres (TMK 5-1-2:por. 28) of Planning Commission map from Agriculture to Project District

Source: Department of Planning

Exhibit B

## Moloka'i Community Plan Land Use Map Amendments



MUNEKIYO & HIRAGA, INC.

Prepared for: County of Maui, Office of Council Services



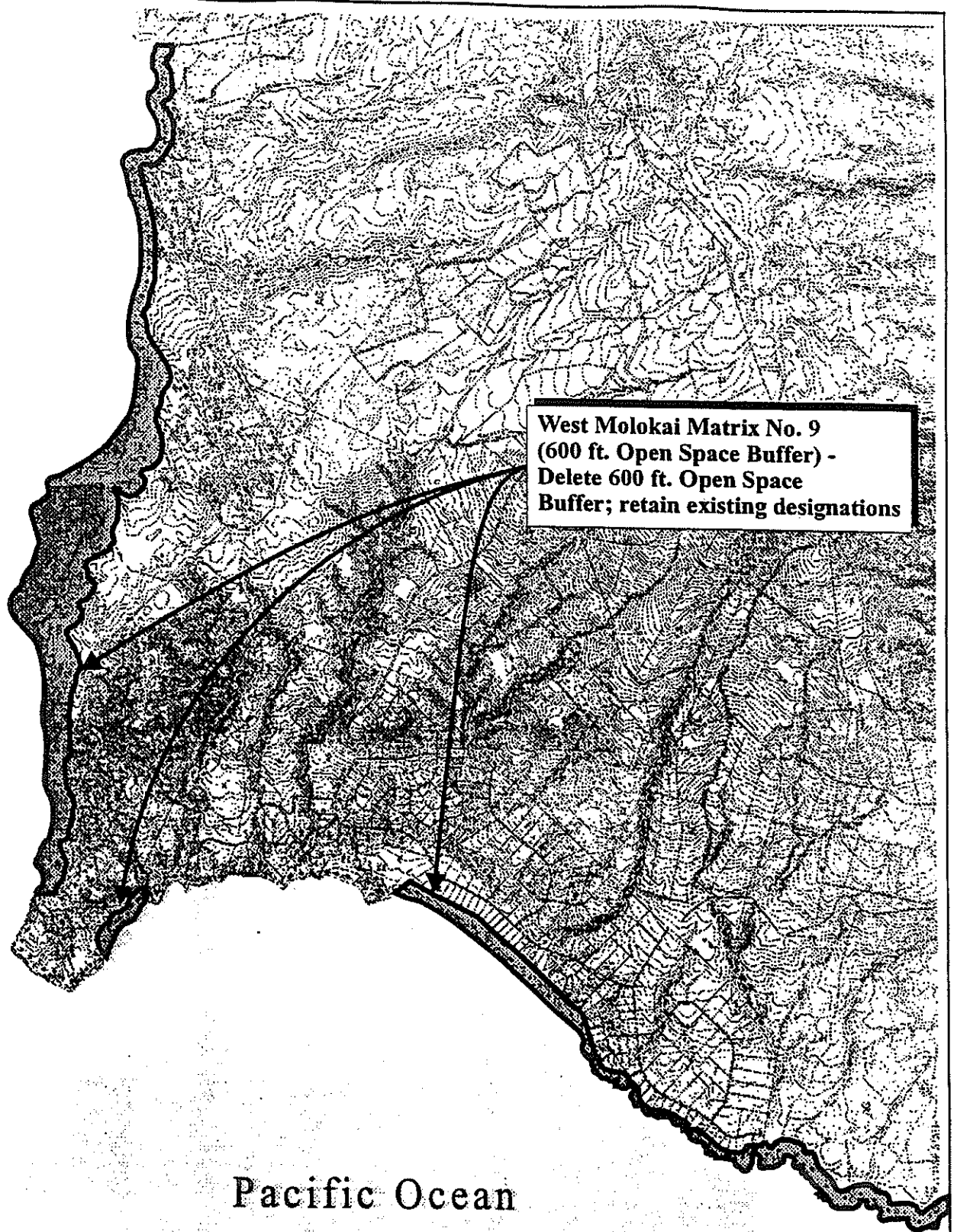


Exhibit C

Moloka'i Community Plan  
Land Use Map Amendments

NOT TO SCALE





West Moloka'i Matrix  
No. 1 - (Pu'u O Kaiaka  
Archaeological Sites)-  
Retain existing Hotel  
designation (TMK  
5-1-03:08)

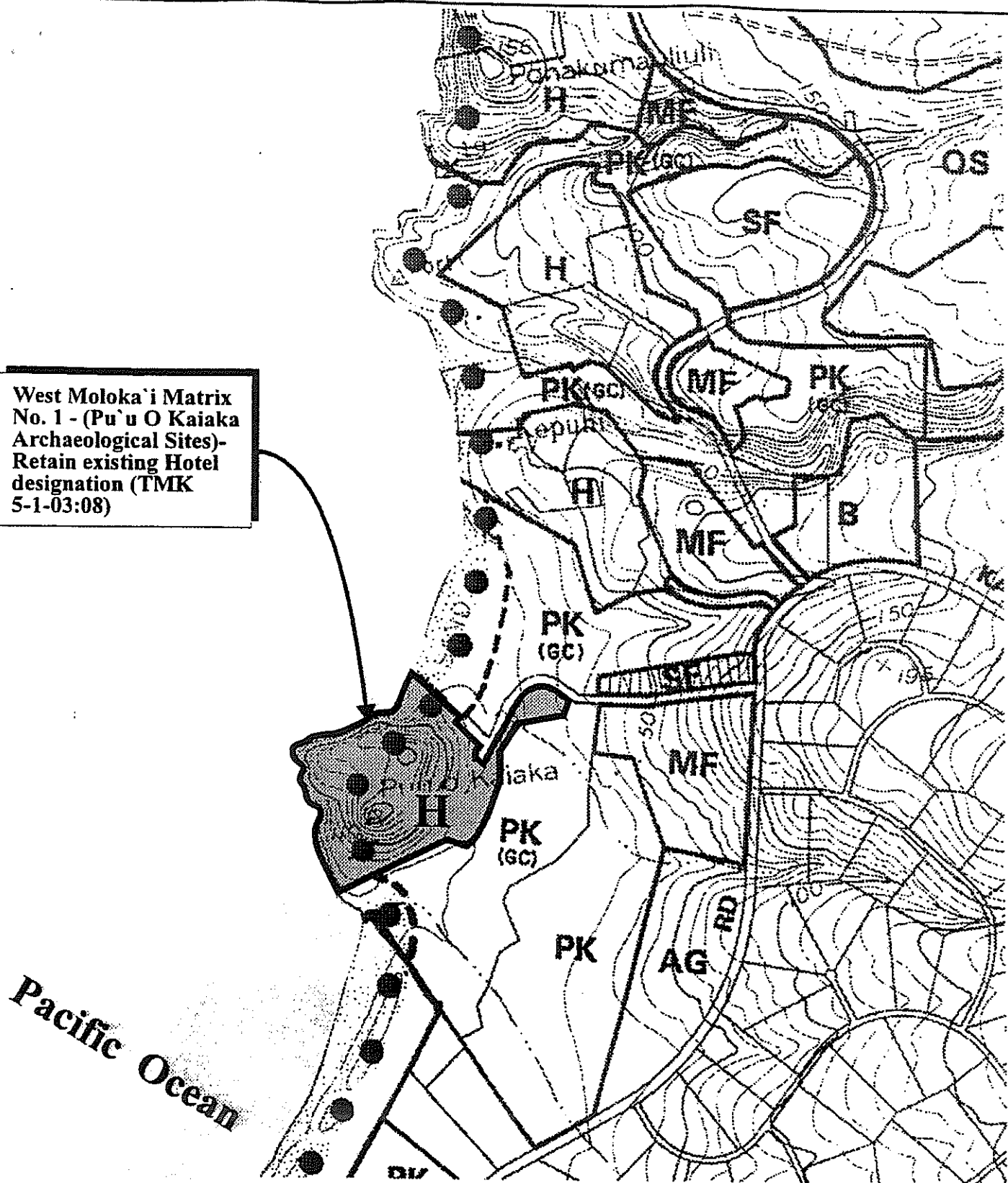


Exhibit D

# Moloka'i Community Plan Land Use Map Amendments



Prepared for: County of Maui, Office of Council Services

MUNEKIYO & HIRAGA, INC.



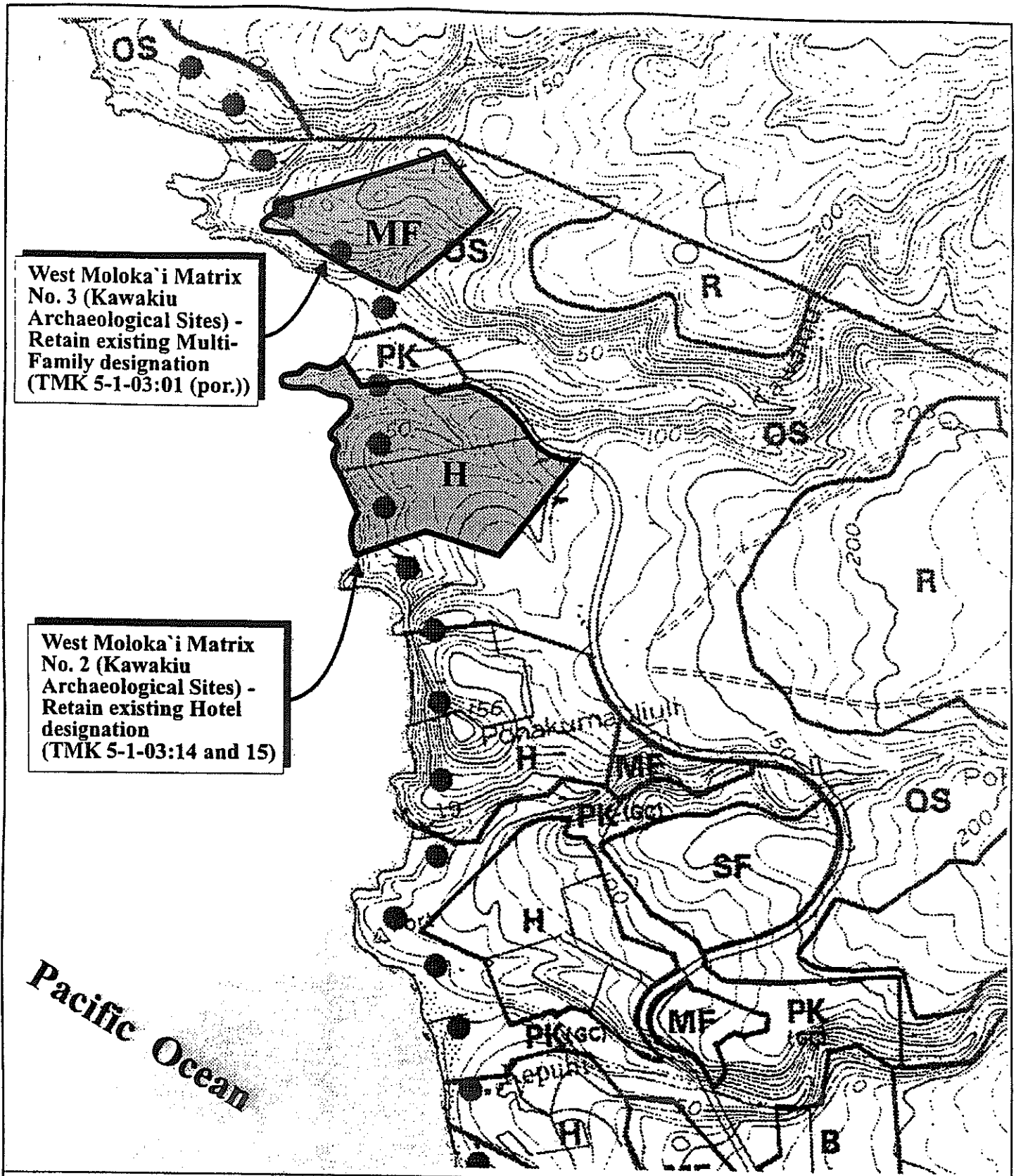


Exhibit E

# Moloka'i Community Plan Land Use Map Amendments







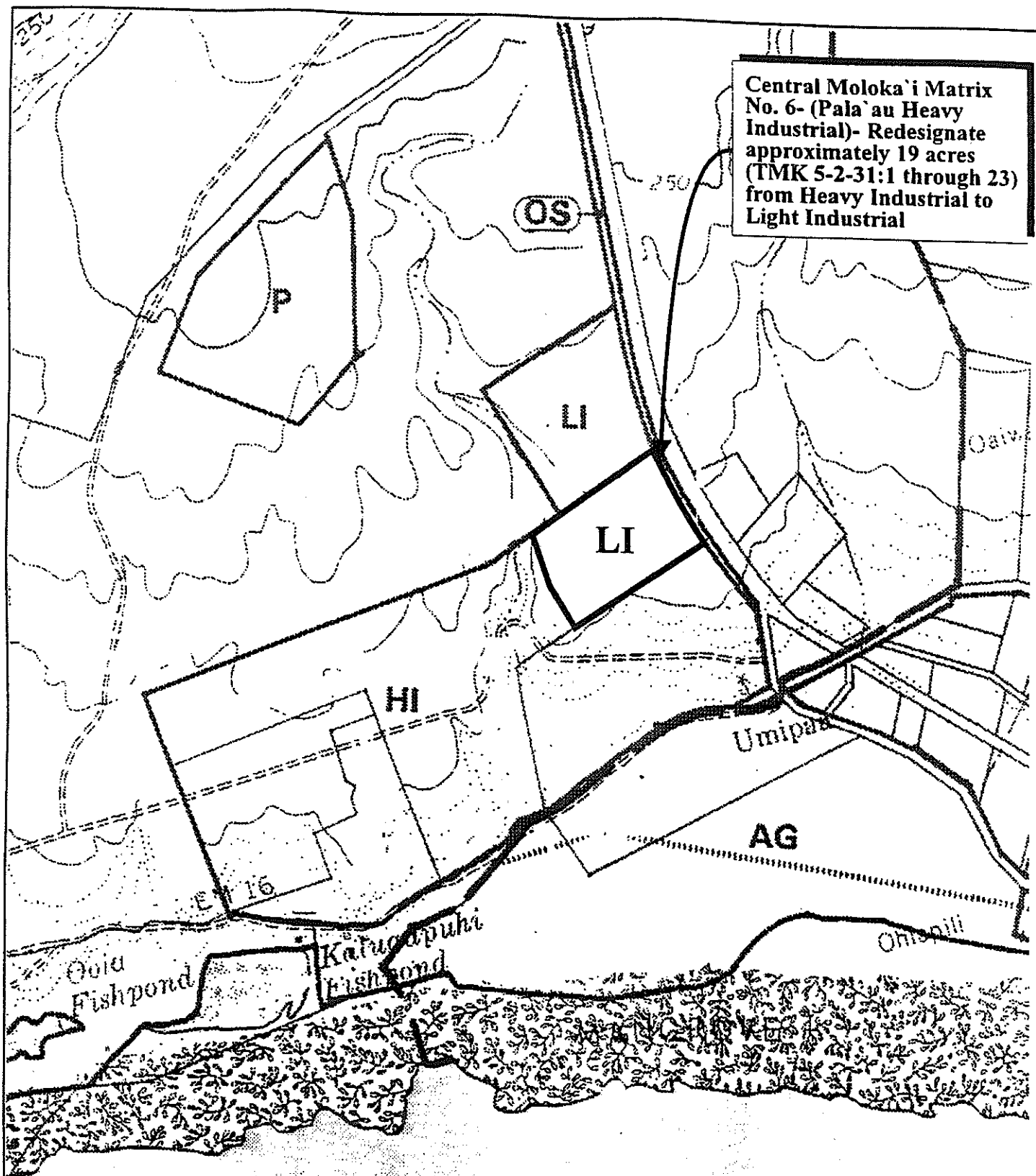
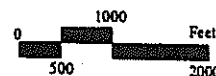


Exhibit F

# Moloka'i Community Plan Land Use Map Amendments









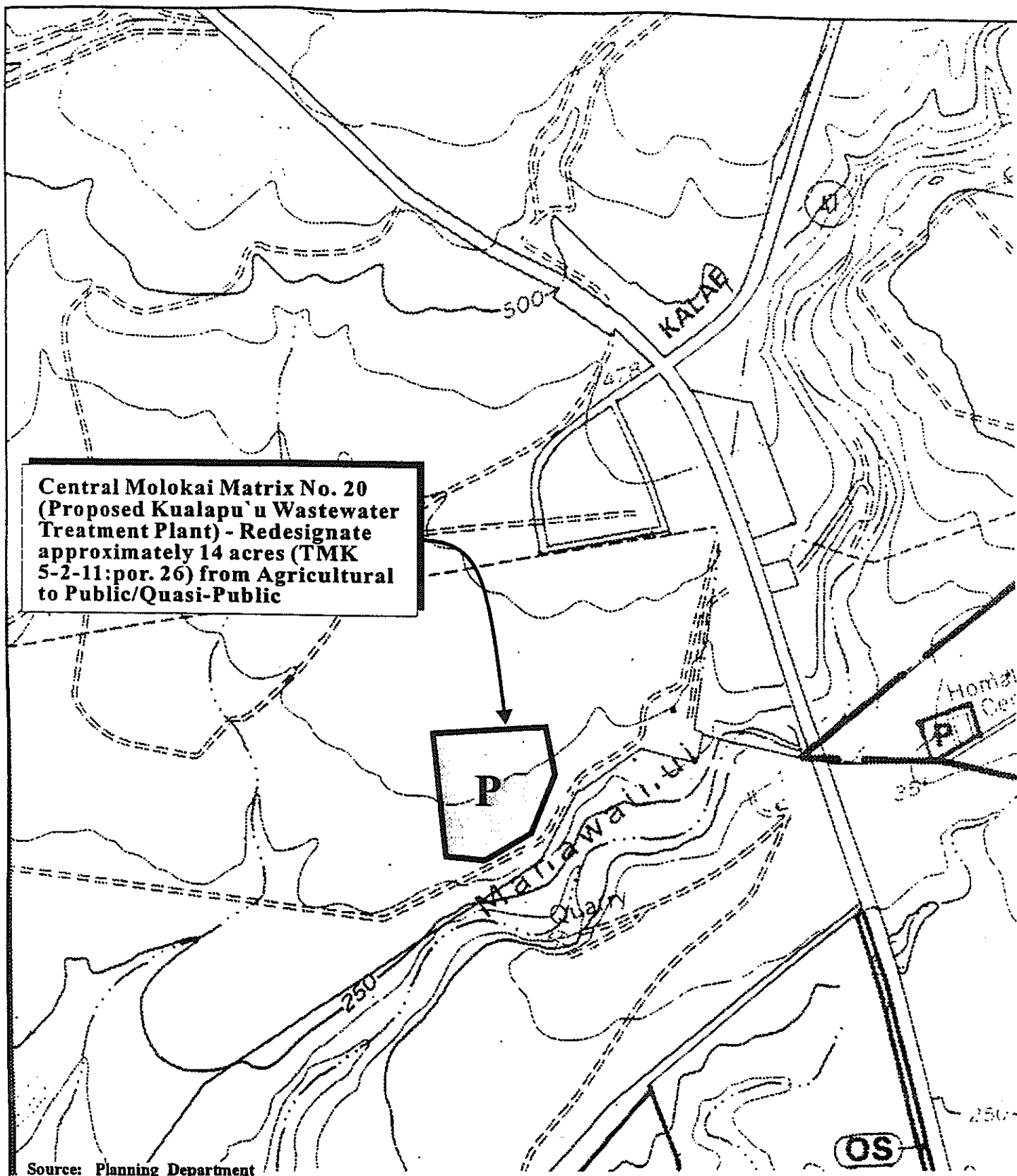
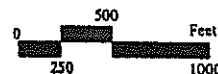


Exhibit H

# Moloka'i Community Plan Land Use Map Amendments



Prepared for: Office of Council Services

MUNEKIYO & HIRAGA, INC.



Central Moloka'i Matrix No. 21  
(Kualapu'u School Expansion)-  
Redesignate approximately 12  
acres (TMK 5-2-13:27) from  
Agriculture to Public/Quasi-Public

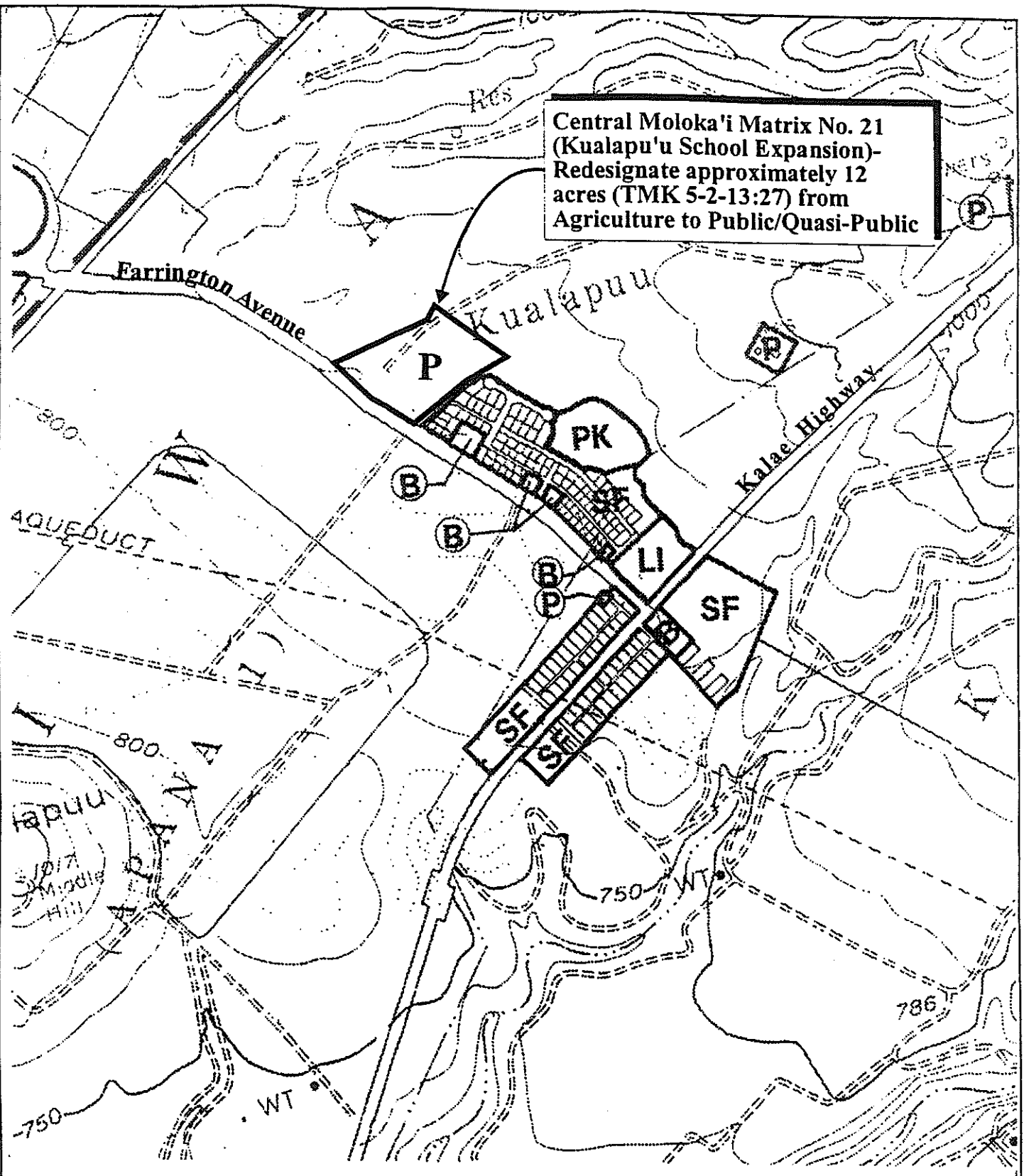


Exhibit I

# Moloka'i Community Plan Land Use Map Amendments



MUNEKIYO & HIRAGA, INC.





Islandwide Moloka'i Matrix No. 3  
(Wellhead Protection and  
Groundwater Recharge) -  
Increase wellhead protection  
radius from 1.0 mile to 1.25 miles

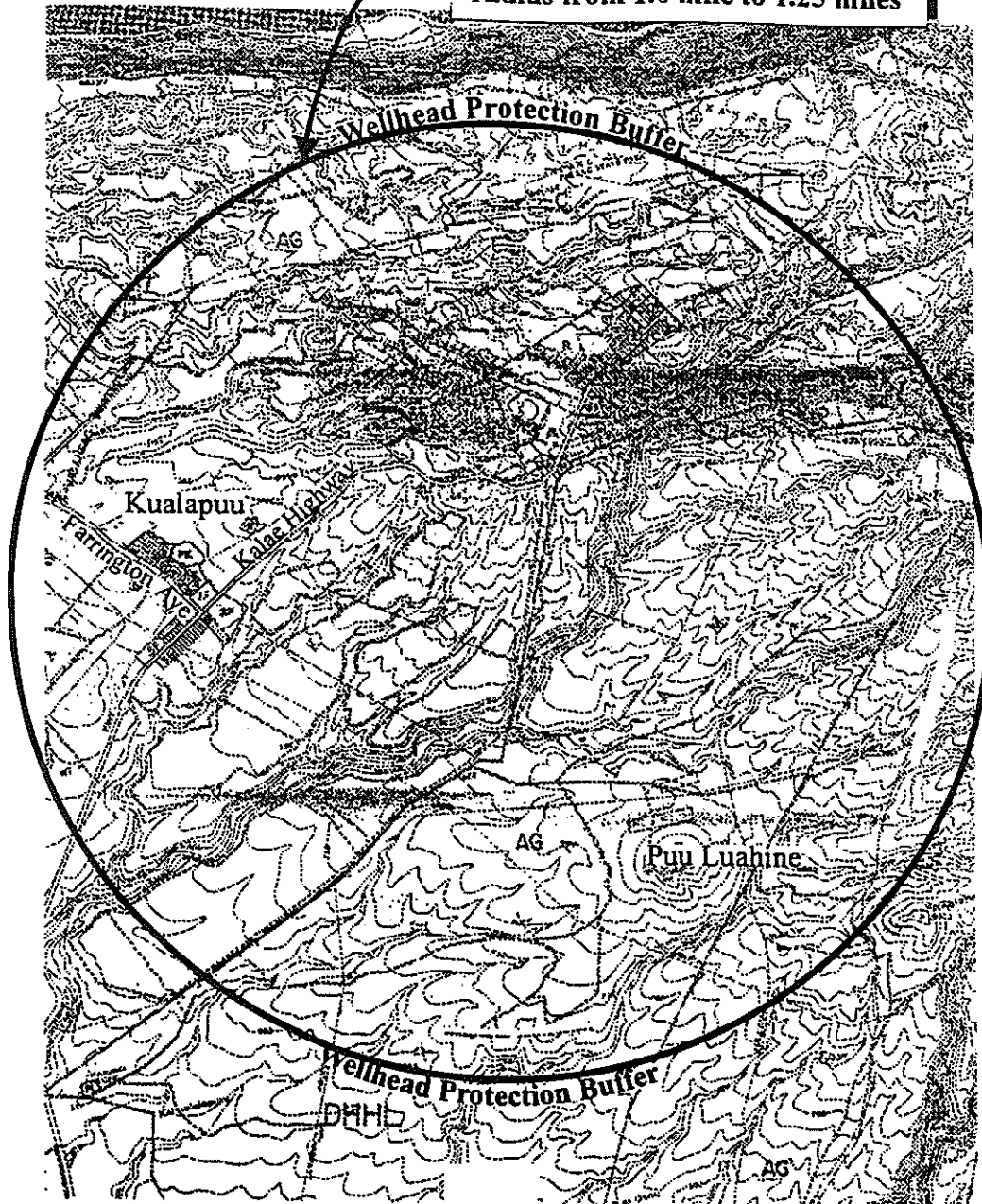


Exhibit J

## Moloka'i Community Plan Land Use Amendments





# **MATRIX OF COMMUNITY PLAN LAND USE REDESIGNATIONS--WEST MOLOKA'I**

Matrix No. and Name	TMK & Approx. Acres	Current Zoning	Current Designation	1994 CAC Recommendation	1994 Planning Department Revision	1995 Planning Commission Recommendation	Comments	2001 Council Planning Committee Recommendation
1 Pu'u o Kaiaka Archeological Sites	5-1-3:08 22 acres	H-M	Hotel (H)	Redesignate Pu'u o Kaiaka as Open Space (OS) due to significant archeological sites	Department concurs with this recommendation.	The Commission concurred that this site should be open space and voted to include language to identify these areas for an archeological preserve.	The Commission's language to reflect this recommendation states: "Establish a cultural and archeological preserve at Kawākiu Nui and Pu'u o Kaiaka."	Retain existing Hotel designation and insert community plan text to protect archeological sites.
2 Kawākiu Archeological Sites	5-1-3:14, 15 33 acres	H-M	Hotel (H)	Redesignate at Kawākiu as Open Space (OS) due to significant archeological sites	Department concurs with this recommendation.	As above	As above	Retain existing Hotel designation and insert community plan text to protect archeological sites.
3 Kawākiu Archeological Sites	5-1-3:01 (por) 20 acres	H-M	Multi-Family (MF)	Redesignate at Kawākiu from Multi-Family (MF) to as Open Space (OS) due to significant archeological sites	Department concurs with this recommendation.	As above	As above	Retain existing Multi-Family designation and insert community plan text to protect archeological sites.
4 Kaluako'i Resort	5-1-3:01 (por) through 29 1000 acres	Varies: Ag, Rural, H-M, A-1, A-2, B-1, B-M, R-2 Conservation	AG	The CAC voted to retain the existing designations at the Kaluako'i Resort and does not recommend redesignation to Park for three additional golf courses	Department concurs with this recommendation.	The Commission concurs that no new designations should be shown and voted to include language in the plan indicating the same.	The Commission's language to reflect this states: "Any new proposed land uses at Kaluako'i should go through the community plan amendment process to allow for community review."	No new designations should be shown and voted to include language in the plan indicating the same.
5 Hale o Lono	5-1-2: (parcel not specified) 40 acres	State Conservation and Ag Districts	AG	Change 40 acres around Hale o Lono to Public/Quasi-Public (P/QP) to provide for public uses.	Department notes that information provided since the CAC shows that the land considered by this recommendation is makai of the water line and therefore there would be no change to the land use map.	The Commission voted to include language in the plan to have at least 40 acres of "fast land" around Hale o Lono for Park uses.	The Commission's language to reflect this recommendation states: "Develop at least 40 acres of fast land just mauka of the shoreline and around Hale o Lono for park and recreational uses."	Committee language states: "Develop 40 or more acres of fast land just mauka of the shoreline and around Hale o Lono for park and recreational uses."
6 Maunaloa Cemetery	5-1-2:04 (por) 10 acres	State Ag District	AG	Change to Public/Quasi-Public (P/QP) to recognize Maunaloa Cemetery and provide for expansion	Department concurs with this recommendation.	The Commission concurred with this recommendation.		Public/Quasi-Public to recognize Maunaloa Cemetery and provide for expansion.



# **MATRIX OF COMMUNITY PLAN LAND AND USE REDESIGNATIONS--WEST MOLOKA'I**

Matrix No. and Name	TMK & Approx. Acres	Current Zoning	Current Designation	1994 CAC Recommendation	1994 Planning Department Revision	1995 Planning Commission Recommendation	Comments	2001 Council Planning Committee Recommendation
7 Maunaloa Town	322.89 total	Varies as below	Varies (Maunaloa Town) Please see attached map.	The CAC felt none of the proposed land uses should be shown until a Maunaloa working group is established and a consensus reached.	Department recommends showing those uses that are: predominant existing uses; established by the 201E-210 project; conceived necessary for the life of the plan; identified for future growth past the life of the plan for planning purposes.	The Commission notes that they made an attempt to follow up on the CAC's recommendation and that noting became of this effort. Their recommendations are shown below.		No action taken.  See matrix items below.
(7A) Maunaloa 201E and Manager's Housing	5-1-2: portions of 28 and 27 54.11 acres	201E-210 is exempt from county zoning. Other areas are Urban Interim	SF and LI	As above	Recognize the various elements of the Maunaloa 201E project and existing manager's housing.	The Commission concurred with this recommendation		Recognize the various elements of the Maunaloa 201E project and existing manager's housing
(7B) Maunaloa Kauhale Mua Project	5-1-2: 28 (por) 3.9 acres	Urban Interim	SF	As above	To recognize the Kauhale Mua project.	The Commission concurred with this recommendation		Multi Family to recognize the Kauhale Mua project.
(7C) Maunaloa Business Uses	5-1-2: portions of 28 and 27 9.23 acres	Urban Interim	B and SF	As above	Recognize existing business uses (some not delineated on old map) and expansion areas around the core of town.	The Commission concurred with this recommendation		No vote necessary. Already processed.
(7D) Maunaloa Lodge	5-1-2: 27 (por) 7.5 acres	Urban Interim and State Ag	SF	As above	Designate Business at a site proposed for a lodge. This designation would require a conditional permit and public review before the Planning Commission and County Council.	The Commission voted to show the site as open space (OS).		No vote necessary. Already processed.
(7E) Maunaloa Multi-Family	5-1-2: 4.15 acres	State Ag	SF and PD1	As above	Designate approximately 8.75 acres to MF	The Commission did not make a recommendation to the MF designation, but did reduce the size from 8.75 to 4.15 acres to increase the size of the school site.		Remain as Single Family, but increase the size of the school site
(7F) Maunaloa School	5-1-2: 3 and 28 (por) 14.6 acres	Urban Interim and State Ag	P/QP, PD1 and PK	As above	This was not on the Department's plan.	The Commission voted to show the existing school and a school expansion area as P/QP.		Show the existing school and a school expansion area as Public/Quasi-Public.



# **MATRIX OF COMMUNITY PLAN LAND USE REDESIGNATIONS--WEST MOLOKA'I**

Matrix No. and Name	TMK & Approx. Acres	Current Zoning	Current Designation	1994 CAC Recommendation	1994 Planning Department Revision	1995 Planning Commission Recommendation	Comments	2001 Council Planning Committee Recommendation
(7G) Maunaloa Community Gardens	5-1-2: (por) 26 5.93 acres	Urban Interim and State Ag	SF and Ag	As above	Designate as P/QP for utility purposes.	The Commission voted to show these areas as OS for community gardens.		No action taken. Retain current designations.
(7H) Maunaloa Park Expansion	5-1-2: (por) 28 and 29 15 acres	State Ag	AG and PD1	As above	To designate two areas for park use.	The Commission voted to show these two areas for park expansion.		Redesignate these two areas for Park expansion.
(7I) Maunaloa Community Center and Post Office	5-1-2: portions of 26 and 27 2.45 acres	Urban Interim	SF and B	As above	To show the existing community center and post office as P/QP	The Commission concurred with this recommendation.		No vote necessary. Already processed.
(7J) Maunaloa Light Industrial	5-1-2: 27 (por) 5.90 acres	Urban Interim and State Ag	LI and SF	As above	To show existing and some redesignation to light industrial uses.	The Commission concurred with this recommendation.		No vote necessary. Already processed.
(7K) Maunaloa Lodge Uses	5-1-2: 27 (por) 2.64 acres 5-1-2: 23 & 24 (por) 583 acres PK (golf course)	State Ag	SF	As above	To show P/QP use near the proposed lodge site for utility purposes.	The Commission did not make a recommendation concerning this site.	Landowner is also proposing a golf course in front of the Lodge.	Redesignate approx. 593 acres fronting Lodge from Public/Quasi-Public & Agriculture to Park (Golf Course). Add text on 100 acre irrigation and use of pesticides.
(7L) Maunaloa Project District	5-1-2: 28 (por) 62 acres	State Ag	PD	As above	To retain the existing designation.	The Commission voted to show this area as Ag.		Redesignate to remain as Project District.
(7M) Maunaloa Future Growth Reserve	5-1-2: 25 and 29 (por) 49.78 and 88.7 (138.48) acres	State Ag	AG	As above	Expansion areas 2 and 3 are shown as "Future Growth Reserve" (FGR) for planning purposes beyond the ten-year horizon of the community plan.	The Commission voted to show this area as Ag.		Redesignate 0.799 acres of existing use as Single Family Remainder as Agriculture
(7N) Maunaloa Park	5-1-2: 29 (por) 3 acres	State Ag	AG	As above	To show Park (PK) near the manager's housing.	The Commission did not make a recommendation concerning this site.		No action taken. Remain as Agriculture
Lateral Shoreline Access	N/A	State Conservation and Ag	Conservation and AG	That a lateral shoreline access be shown from Mo'omomi to Palā'au.	Department concurs with this recommendation.	The Commission concurred with this recommendation.		Lateral shoreline access be shown from Mo'omomi to Palā'au





# MATRIX OF COMMUNITY PLAN LAND USE REDESIGNATIONS--WEST MOLOKA'I

Matrix No. and Name	TMK & Approx. Acres	Current Zoning	Current Designation	1994 CAC Recommendation	1994 Planning Department Revision	1995 Planning Commission Recommendation	Comments	2001 Council Planning Committee Recommendation
9 600 Foot Open Space Buffer	N/A	State Conservation, Ag and Urban County H-M on several parcels	Conservation and AG	That a 600 foot wide band of open space (OS) be shown from Mo'omomi to Pāli'au.	Department agrees with the concept but prefers language in the text of the plan.	The Commission voted to show the open space on the map. They also voted to have language in the plan.	The Commission's language to reflect this recommendation states: "Establish a 600 foot open space buffer along the shoreline from Mo'omomi, along the traversable top of the pali, around the currently undeveloped shoreline of the west end, to Pāli'au in order to protect shoreline and near-shore resources."	Delete 600 foot Open Space buffer from map islandwide. Delete Commission language as necessary, and insert consideration of expanded SMA boundaries.
10 Fire Station Site	5-1-4:35 (por) 5 acres	State Ag	AG	Change to Public/Quasi-Public for a fire station at the intersection of Kaluako'i and Maunaloa Highway	Department concurs with this recommendation.	The Commission concurred with this recommendation.		Redesignate to Public/Quasi-Public for a fire station at the intersection of the intersection of Kaluako'i and Maunaloa Highway
11 'Īlio Point Park	5-1-2:06 281 acres	State Conservation	Conservation	Change from Conservation to Park (PK) at 'Īlio Point	Department concurs with this recommendation.	The Commission concurred with this recommendation and voted to include language in the plan to affect the same.	The Commission's language to reflect this recommendation states: "Encourage the cleanup and dedication of 'Īlio Point for a public park."	Redesignate from Conservation to Park at 'Īlio Point, and concur with commission language
12 Existing Maunaloa Wastewater Treatment Plant				Did not review.	Did not review.	Did not review.	By letter dated 09-29-95, the former Planning Director proposed this designation to Public/Quasi-Public.	Redesignate to Public/Quasi-Public



# MATRIX OF COMMUNITY PLAN LAND USE REDESIGNATIONS--CENTRAL MOLOKA'I

Matrix No. and Name	TAK & Approx. Acres	Current Zoning	Current Designation	1994 CAC Recommendation	1994 Planning Department Revision	1995 Planning Commission Recommendation	Comments	2001 Council Planning Committee Recommendation
1 Kala'e Single Family	5-2-14:53 6.9 acres	Urban Interim	Rural	Change to SF at Kala'e for residential development.	Department concurs with this recommendation.	The Commission concurred with this recommendation.		Change to Single Family at Kala'e for residential development
2 Kualapu'u Single Family	5-2-12:07 (por) 30 acres	State Ag	AG	Recommended against redesignation of lands in Kualapu'u to SF until a number of conditions are met: that lands not be taken from active agriculture, 50% affordability to Moloka'i residents, adequate infrastructure, 5 acre mauka park expansion	Department feels that there should be the provision for residential expansion in this area and notes that this project could only go forward after significant public review.	The Commission voted to leave the area designated as Agriculture.		No action. Remain as Agriculture.
3 Holomua Junction Public/Quasi-Public	5-2-11:26 (por) 14.75 acres	State Ag	AG	Change to Public/Quasi-Public so the Catholic Church can build a facility with various uses at Holomua Junction	Department concurs with this recommendation but notes that a church at this location would require a State Land Use Commission Special Use Permit with either designation	The Commission voted to leave the area designated as Agriculture.		No action. Remain as Agriculture.
4 County Landfill	5-2-11:27 (por) 36 acres	State Ag	AG	Redesignate from AG to P/QP to recognize the County landfill	Department concurs with this recommendation.	The Commission concurred with this recommendation.		Redesignate from Agriculture to Public/Quasi-Public to recognize the County landfill
5 Central Light Industrial	5-2-31:1-23 19 acres	State Ag	AG	Redesignate 20 acres from AG to Light Industrial (LI) at Pāla'au	Department concurs with this recommendation.	The Commission concurred with this recommendation.		Redesignate 19 acres (actual size of subdivision) from Agriculture to Light Industrial at Pāla'au.



# MATRIX OF COMMUNITY PLAN LAND USE REDESIGNATIONS--CENTRAL MOLOKA'I

Matrix No. and Name	Task & Approx. Acres	Current Zoning	Current Designation	1994 CAC Recommendation	1994 Planning Department Revision	1995 Planning Commission Recommendation	Comments	2001 Council Planning Committee Recommendation
6 Pāli'au Heavy Industrial	5-2-11:29 (por) 20 acres	M-2	Heavy Industrial (HI)	Redesignate 20 acres from HI to LI at Pāli'au with a 100 foot buffer along the highway	Department retains the existing designation to reflect the existing zoning.	The Commission concurred with this recommendation except with a 30-foot OS buffer along the highway. Additional language is noted in the text.	The Commission's language to reflect this recommendation states: "For new light and heavy industrial uses along the island's highways, require a 30-foot open-space buffer from the edge of the right-of-way to the vertical wall of the nearest building with at least a 10-foot vegetative strip along the entire length of the project. Within that open-space, paved parking may be a permitted use providing it shall conform to required codes and be only for operational vehicles removed daily."	Redesignate 20 acres from Heavy Industrial to Light Industrial at Pāli'au with a 30 foot buffer along the highway. Also, concurred with Commission language.
7 Manila Camp Expansion	5-3-03:01 (por) 10 acres	State Ag	AG	Ag to five acres of SF and five acres of Park for Manila Camp expansion	Department concurs with this recommendation.	The Commission concurred with this recommendation.		Redesignate to five acres of Single Family and five acres of Park for Manila Camp expansion
8 'Īlio Road-Ala Malama Park	5-3-03:01 (por) 20 acres	State Ag	SF and AG	20 acres of SF between 'Īlio Road and Ala Malama Avenue was moved mauka to allow for 20 acres of PK.	Department feels that any park expansion should be described in the text instead of the map. Pg. 16, Item 21	The Commission concurred with the CAC's recommendation.		20 acres of Single Family between 'Īlio Road and Ala Malama Avenue was moved mauka to allow for 20 acres of Park. Also, add text regarding archaeological sensitivity.
9 Armory Area Business	5-3-9:01, 02,03,04, 05 0.8 acres	Urban Interim	none	Designate 5 existing lots makai of the armory as business.	Department concurs with this recommendation.	The Commission concurred with this recommendation.		Designate 5 existing lots makai of the armory as Business/ Commercial



# **MATRIX OF COMMUNITY PLAN LAND USE REDESIGNATIONS--CENTRAL MOLOKA'I**

Matrix No. and Name	TMK & Approx. Acres	Current Zoning	Current Designation	1994 CAC Recommendation	1994 Planning Department Revision	1995 Planning Commission Recommendation	Comments	2001 Council Planning Committee Recommendation
10 Rodeo & Fairground Uses	5-3-5:08 (por) 18 acres	Conservation	P/PQ	Redesignate from Public/Quasi Public to Park for rodeo, fairgrounds, and other uses.	Department concurs but notes wetland conditions will have to be considered at the time of development	The Commission voted to retain the existing P/QP designation.		Retain the existing Public/Quasi-Public designation.
11 Existing Ball Park	5-3-2: 105, 97 11 acres	Urban Interim	Business/Commercial	The ballpark should be designated to park to recognize and retain the existing use.	Department concurs with this recommendation.	The Commission concurred with this recommendation.		The ballpark should be designated to park to recognize and retain the existing use.
12 Kaunakakai Place-Mohala Place Light Industrial	5-3-1: 1 (por), 25, 26, 27, 28, 29, 30, 50, 61, 65, 75, 76, 80, 81, 83, 84 19 acres	Urban Interim	Light Industrial (LI)	That the area in the vicinity of Kaunakakai Place and Mohala Place should be redesignated to Business to encourage light industrial at pā'ā au.	The department retains the existing light industrial designation because it is: (a) needed for cargo handling at the harbor; (b) would encourage the continuity of and investment into the commercial core of Kaunakakai	The Commission voted to show most of the area as LI but designated approximately five acres of 5-3-1: 01 as Park in order to preserve the existing rodeo facilities.		Redesignated Park area to Light Industrial. Landowner and Roping Club to locate new site for rodeo facilities.
13 MEO, DHHL, & MCC Sites	5-3-11:128 5-3-3:01 (por), 13, 14 20+ acres	Urban Interim and State Ag	AG	To expand the Public/Quasi-Public designation to include the MEO site and lands up to DHHL property. Approx. 15 acres of this should be considered for an MCC campus site.	Department concurs with this recommendation.	The Commission concurred with this recommendation.		Expand the Public/Quasi-Public designation to include the MEO site and lands up to DHHL property. Approx. Insert text stating 15 acres for MCC site, and note existing MCC use
14 Kalohi Street Extension	N/A	State Ag		Re-route the extension of Kalohi Street to about DHHL properties.	Department concurs with this recommendation.	The Commission concurred with this recommendation.		Delete from map the extension of Kalohi Street to about DHHL properties.
15 Pu'u Maninikolo Cinder Pit	5-3-3:01 (por) N/A acres	State Ag	AG	Redesignate Pu'u Maninikolo cinder pit as Open Space (OS)	Department concurs with this recommendation.	The Commission concurred with this recommendation.		Redesignate Pu'u Maninikolo cinder pit as Open Space
16 Kamehameha V Highway	N/A	Urban Interim		Remove the proposed roadway from Kamehameha V Highway to Ranch Camp	Department concurs with this recommendation.	The Commission concurred with this recommendation.		Remove the proposed roadway from Kamehameha V Highway to Ranch Camp





# **MATRIX OF COMMUNITY PLAN LAND USE REDESIGNATIONS--CENTRAL MOLOKA'I**

Matrix No. and Name	TMK & Approx. Acres	Current Zoning	Current Designation	1994 CAC Recommendation	1994 Planning Department Revision	1995 Planning Commission Recommendation	Comments	2001 Council Planning Committee Recommendation
17 Kaunakakai Single Family	5-3-2:56-63, 66-69, 170, 171, 17, 18, 19, 35, 20-24, 37, 123, 14, 41, 15, 44, 49, 7 acres	Urban Interim	MF	This was not considered by the CAC.	Redesignate the properties shown as Multi-Family located mauka of the business area as Single Family (SF). To allow for redevelopment density similar to what currently exists without over burdening infrastructure.	The Commission concurred with this recommendation.		Redesignate the properties shown as Multi-Family located mauka of the business area as Single Family. To allow for redevelopment density similar to what currently exists without over burdening infrastructure.
18 Kaunakakai Church Uses	5-3-2: 13, 34, 36, 0.75 acres	Urban Interim	MF	This was not considered by the CAC.	Redesignate the properties shown as Multi-Family mauka of the business area as Public Quasi-Public to reflect their church uses.	The Commission concurred with this recommendation.		Redesignate to Public/Quasi-Public
19 Kaunakakai Heavy Industrial	5-3-01:08 2.62 acres	M-2	Business	This was not considered by the CAC	The Department did not consider this in its original recommendations but does not support this redesignation due to the high cost of the land.	The Commission voted to leave this parcel as Business due to the high cost of the land.	This item was initiated by a member of the public during the public hearing portion of the Planning Commission meeting to redesignate this parcel from Business to Park.	Retain existing Business designation
20 Proposed Kualapu'u Wastewater Treatment Plant				Did not review.	Did not review.	Did not review.	By letter dated 09-29-95, the former Planning Director proposed this designation to Public/Quasi-Public.	Redesignate to Public/Quasi-Public
21 Kualapu'u School Expansion	5-2-13:27 12.004 acres	AG	AG	Did not review.	Did not review.	Did not review.		Redesignate to Public/Quasi-Public



# **MATRIX OF COMMUNITY PLAN LAND USE REDESIGNATIONS--EAST MOLOKA'I**

Matrix No. and Name	TMK & Approx. Acres	Current Zoning	Current Designation	1994 CAC Recommendation	1994 Planning Department Revision	1995 Planning Commission Recommendation	Comments	2001 Council Planning Committee Recommendation
1 Wescoast-Dunham Parcel	5-6-6:21 1.51 acres	State Rural	AG	Redesignate the Wescoast-Dunham parcel to Rural so there could be a subdivision	Department concurs with this recommendation.	The Commission concurred with this recommendation.		No vote necessary Already processed.
2 Kahananui Rural	5-6-4:29, 41, 42, 43 20 acres	A-2 and State Rural	SF	Redesignate existing SF to Rural to help preserve the rural character of the area.	Department concurs with this recommendation.	The Commission concurred with this recommendation.		Redesignate existing Single Family to Rural to help preserve the rural character of the area.
3 Wavecrest Development	5-6-4: 55 5 acres	A-2	MF and Rural	Recognize the Wavecrest development as MF.	Department concurs with this recommendation.	The Commission concurred with this recommendation.		Recognize the Wavecrest development as Multi-Family
4 Pūko'o Rural	5-7-7:81, 82, 83, 24 8 acres	H-M	Business and SF	The single business and all SF properties should be redesignated as Rural to protect the character of the area.	Department concurs with this recommendation.	The Commission concurred with this recommendation.		The single business and all Single Family properties should be redesignated as Rural to protect the character of the area.
5 Dunbar Property	5-7-3:62 (por) 10-12 acres	State Ag	AG	Redesignate 10-12 acres of William Dunbar's property at Kainaku from AG to Rural so there could be between 5 to 7 lots. (did not receive enough votes to pass)	The department notes that under current regulations, the owner could already subdivide into 2-acre parcels without change in designation or zoning and therefore does not support this redesignation.	The Commission concurred with this recommendation.		Remain as Agriculture
6 Kūmimi Park	5-8-1:1 (por) 2 acres	State Conservation		This was not a CAC proposal	Designate approximately 2 acres at Kūmimi (Jaycees Park) as Park	The Commission concurred with this recommendation.		Designate approximately 2 acres at Kūmimi (Jaycees Park) as Park



# MATRIX OF COMMUNITY PLAN LAND USE REDESIGNATIONS--ISLANDWIDE

Matrix No. and Name	TMK & Approx. Acres	Current Zoning	Current Designation	1894 CAC Recommendation	1994 Planning Department Revision	1995 Planning Commission Recommendation	Comments	2001 Council Planning Committee Recommendation
1 Uses Within DHHL Lands	N/A	State Ag, Rural, Conservation and Urban.	Varies	To recognize the various land uses within the DHHL lands	Department concurs with this recommendation to show land use patterns but notes that the county has no jurisdiction over DHHL lands.	The Commission concurred with this recommendation.		Recognize the various land uses within the DHHL lands.
2 Traditional Uses Overlay	N/A	State Ag, Conservation and some Urban areas	Varies	<p>To identify locations which could be considered for "Traditional Use" areas around the island:</p> <p>a. All of the north shore from and including Hālawā Valley to Kawākiu Nui</p> <p>b. Ka Ulu Kukui o Lani Kaula at Pu'u o Hoku Ranch</p> <p>c. All state lands in the forest reserve</p> <p>d. Ka 'āpahu Ridge (Mo'o hill in Kamelā)</p> <p>e. Kawela cultural complex on Lapa Kohana ridge</p> <p>f. Kapūliwa Coconut Grove in Kalama'ula</p> <p>g. Nā'īwa cultural complex</p> <p>h. Kā'ana, birthplace of the hula</p> <p>i. Pu'u Hakina cultural complex</p> <p>j. Keonelele sand dunes from Kaka'ako Gulch to Mo'omoni</p> <p>This is not a part of the CAC's recommendations.</p>	<p>Department concurs with the concept of establishing this kind of overlay district and the areas identified. The exact nature of the district needs further development.</p>	<p>The Commission concurred with this recommendation except to add all fishponds to the list and add language to the plan.</p>	<p>The Commission's language to reflect this recommendation states: "Consider the implementation of traditional use districts through definition by statute of permitted uses, the establishment of appropriate regulatory mechanisms, and designation of areas on the land use map. Consideration of new mechanisms should include: (a) Preservation of significant cultural sites; (b) Protection of traditional Hawaiian gathering rights; and (c) Promotion of traditional uses. Areas that should be considered for traditional use areas would include but would not be exclusive to: (a) all of the north shore and valleys... (k) and all fishponds."</p>	Concur with Commission's language
3 Wellhead Protection and Groundwater Recharge Area	N/A	Ag, Conservation and some Urban areas			This is not a part of the Planning Department's plan.	The Planning Commission voted to show both wellhead protection areas and groundwater recharge areas above the 2,000-foot elevation line on the land use map.		Concurred with Commission recommendation, but expanded Kualapuu wellhead protection area to from 10 to 125 miles



## Exhibit D

### EAST END POLICY STATEMENT

#### I. INTRODUCTION AND DESCRIPTION

This East End Policy Statement was prepared by East End community people in the belief that the area's planning is best accomplished by the comprehensive and meaningful input of the majority of the residents. It is in this light that the following document is presented to the 1981 Molokai Community Plan Committee for the County of Maui, and is intended as a general guide in formulating future planning for growth within this area.

It was compiled from published survey data, current tax and land use maps, Community Plan speaker information, various county and state agency information, and extensive East End community input over the past three years. Technical accuracy is as correct as possible under the circumstances this policy was prepared. The community welcomes correction and/or updating to the guidelines in this respect only, through the various steps this plan takes to adoption. However, it wishes that the main direction and goals of this statement remain intact to preserve the spirit under which it was prepared and the consensus it reflects as being truly an East End Community Plan.

Mana'e is defined as: to the East - a direction<sup>1</sup>, (na'e - easterly or windward). East End kupuna descriptions go back further to a definition predating the western compass; (from which the wind blows.) Thus, not having a "magnetic" or "sunrise" orientation, but referring to a definition by locality. The description of the "east End" as applied to this statement includes the areas by ahupua'a place name.<sup>2</sup>

The boundaries are from Makolelau to Halawa to the South Shore and from Papa'aiki in Kaupu Bay to Halawa on the North Shore. This area boundary was chosen since the lands contained are similar in actual use/ownership today and match the community lifestyle which this policy statement is meant to reflect.

The East End presently, is a fragile, narrow, coastal community, serving as agricultural residences for over 200 households. Land ownership for the largest portion is under estate control; but with a great many kuleana grants in between and providing the majority of the aforementioned residences. The three main differences distinguishing from the rest of Molokai are her geography, her environment, and her people.

East Molokai includes the island's highest mountain range with Kamakou peak reaching 4,970 feet above sea level. The ridges and valleys sloping off this range provide rugged and natural barriers between the various ahupua'a, and end at the sea with numerous, well protected, sandy beaches along her winding coastline. The frequency of rainfall encourages an environment rich in water, lush tropical vegetation, and fertile soils. The island's only perennial streams are found here and contribute to the ocean's many natural harbors and varied, abundant marine life.

Within this geography and environment resides a population living a compatible lifestyle with its surroundings, an appropriate lifestyle often difficult to

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1. Pukui, Hawaiian Dictionary, 1971, University of Hawaii Press

express in words, but one that produces a point of view quickly disappearing in many parts of Hawaii. Whether Mana'e produces the lifestyle or her residents make Mana'e what it is, the continuation of this uniqueness and the assurance of future generations' choice are the goals of this policy statement.

## II. PUBLIC FACILITIES

Due to the geographic make-up of the East End's south shore, public facilities include one State highway, two public rights-of-way to the beach, three day parks, an athletic field with community center, and two accesses to public hunting areas. A number of privately owned beach accesses are in general public use, but do not qualify as such under this group.

Initially, this inventory appears adequate to serve a community of this size, but upon closer examination, a number of shortcomings become apparent:

1. The four access paths along twenty miles of rapidly changing coastal and mountain areas are limited in number as well as to useable areas they serve.
2. Mana'e has a small resident population; however, it is used by the entire island, as well as a growing visitor industry, for its attractive recreational value.
3. Molokai's ocean-oriented population is restricted to one boat launching ramp (in Kaunakakai), which is expected to provide access to over 70 miles of prime coastal and off-shore fishing areas. Fuel consumption and weather difficulties prohibit use of much of this area.
4. The remote location of Mana'e with respect to Kaunakakai limits its access to human services in many categories.

To alleviate some of these conditions, a number of solutions/improvements are presented here which the community wishes to see, and the entire island would benefit from, over the effective duration of this community plan. These solutions/improvements are chosen so as to create the least amount of privacy infringement on adjacent residents while maximizing use of the available areas/resources and placing the least amount of burden on county services.

An East End Community Service Center has been mentioned often, but has been saddled by as many delays. Residents wish to express the need for such a facility in this policy statement and present the following problem/recommendation list for this solution:

1. The distance and subsequent response time of emergency services to Mana'e has been a great concern; moreover, response time is likely to increase as island growth continues.
2. Due to the central location of these services and the relative length of the island, an emergency at one end empties the service facility, leaving the opposite end uncovered.
3. Again, distance from Kaunakakai limits access to the public library, eliminating the many elementary-aged students and senior citizens of this area from its service.
4. No provisions for storage/display of the many archeological and cultural resources Mana'e holds have been provided for. Subsequent loss of these treasures to other island display centers must be prevented.



### Recommendations

Establish a medical/dental health/fire service installation on the East End. Additionally, provide for a library - cultural center in Mana'e with the Kaluaaha Church or the former Kaluaaha School as the recommended location.

Kamalo ocean access: Site of the abandoned Kamalo Wharf is presently under private ownership (parcel 5-6-08-13). The area is frequently used by the public for camping, picnicking, fishing, and small boat launching. It consists of a badly eroded dirt road leading from the highway to the old stone-filled causeway of Kamalo Wharf. The area is often submerged and battered by wind and waves at high tide.

### Recommendations

The frequency of use and the difficulties encountered necessitate improvements, with the assistance of the State of Hawaii, Department of Transportation, Harbors Division, as follows: 1) Clear and repair access road with "blue rock" fill material to limit tidal wash off. 2) Repair eroded sections of the stone-filled wharf causeway to re-establish the wind barrier and breakwater capabilities, as well as provide a vehicular pathway to moorings. 3) During fill procedure, embed mooring cleets along both edges of causeway. 4) Install a fresh water wash down provision with rubbish containers and provide regular service.

Manawai ocean access: Location of Wavecrest Condominium development is a sheltered coastline of exceptional quality for small boat launching. The Condominium Owners' Association allows access to coastline on a limited basis, and use of the area is increasing.

### Recommendations

1) Secure a permanent access way to shoreline. 2) Provide fresh water wash down area and a trailer/vehicle parking area. 3) Install and regularly service rubbish containers.

Puko'o ocean access: This is the site of one of the three public rights-of-way to the beach on Molokai's East End. It consists of a 15-foot wide sand and grass roadway from the highway to the ocean, State of Hawaii owned parcel 5-7-07-64, and the Panahaha fishpond. The coastline is sandy and the ocean is calm, making this a suitable area for young children. Land ownership, established access, and coastal conditions ideally combine to suggest the following recommendations for a picnic/day park.

### Recommendations

1) Enlarge parking and turn-around provisions at the end of the right-of-way. 2) Thin out and clear underbrush from adjacent Kamani tree grove on State of Hawaii parcel 64 to increase useable beach size. 3) Install and maintain rubbish containers and fresh water shower. 4) Contract an engineering evaluation of the man-made peninsula extending from the fill-in Puko'o fishpond to determine: a) effect it has on a coastal erosion to the beach area affronting the public right-of-way, and b) correction schemes, if required, and c) estimated cost. 5) Erect information sign naming Panahaha fishpond, its use, its value as a cultural resource, and precautions necessary when using the area to insure its protection.

### Recommendation

privacy as well as protected, deep water launch/retrieve capabilities and fresh water wash down are the only requirements the community wishes to see incorporated into the facility.

Recommendations:

1) That the County of Maui, Department of Parks and Recreation provide administrative direction to oversee this effort. 2) That the Department of Parks and Recreation enlist appropriate State and Federal agencies responsible for this type of facility. 3) That the Department of Parks and Recreation report back to the Mana'e community via the Maui County administration on Molokai on all inquiries and results of their effort to see this project through. 4) Results shall include: a. selection of ramp locations; b. necessary alterations to land and ocean conditions; c. cost and completion times; d. problems concerning individual locations. 5) That the Department of Parks and Recreation direct any other County agencies necessary for project completion to assist in this effort.

**III. ENVIRONMENT AND NATURAL RESOURCES**

Mana'e's environment, rich in natural resources, balances on a sensitive ecological system that requires the utmost in planning care for its survival. A detailed understanding of its content and the hazards it faces are required to carry out this task.

**Water** - While much of Moloka'i suffers a limited supply, the East End is blessed with abundant rain, numerous perennial streams and a watershed capacity capable of its storage. The North Shore Valleys exemplify this condition.

**Soil** - The quality of rainfalls and limited human interference has retained much of the fertile soil once found over many places on Molokai.

**Ocean** - The rich environmental characteristics of the land give rise to a pristine ecosystem correspondingly as rich. Both near shore and ocean gathering opportunities remain adequate for commercial as well as domestic purposes.

**Flora and Fauna** - Many areas on the East End contain habitats where indigenous plant life still exists as on the ridges between Pelekunu and Wailau Valleys. These habitats, whether mountain or coastal located, often provide the surroundings necessary for endangered animal life to survive, such as the Koloe Duck and Hawaiian Stilt.

**Wetlands** are numerous along the lower regions of Mana'e and provide the recycling basins that control normal pollutants and minimize their impact on ocean systems. These areas further provide habitats for endangered birds as well as nesting grounds for several migratory species.

In short, the natural resources found on the East End of Molokai are extensive and require careful treatment in light of the following natural and man-made hazards they face:

1. **Erosion** - Being the most erosion-prone island in the Hawaiian chain, overgrazing of natural and introduced vegetation can have detrimental effects. The indigenous varieties of grasses (i.e. pili) cannot stand being eaten to the roots or trampled upon, necessitating careful management of pasture and Kula lands. Domestic and wild grazing animal monitoring by the community is of the utmost necessity. Hunting opportunities should be limited to Molokai residents. The indiscriminate slaughtering of wildlife
- some should be subject to strict penalties

2. Flooding is common through the many stream beds and low lands found in Mana'e as evidenced on the U.S. Army Corps of Engineers flood boundary maps. The intensive use of coastal low lands for resort or multifamily is not recommended since the required modifications to the environment to overcome these problems, stream diversions, excessive land fill, would have destructive ecological effects.
3. Tsunami inundation areas are common along the eastern coastal areas. The many natural harbors at the base of steep-walled valleys serve as a "funnel" to these tsunamic ocean surges, and greatly accentuate the damage they can produce. Again, intensive coastal land use in multi-family - resort is discouraged in view of this hazard.
4. High Water-table of the low lying coastal areas of Mana'e are is subject to tidal surges. Commercial development as multi-family or resort, with their corresponding sewage disposal problems can irreparably damage this ground water along with the pristine ocean water it is in contact with. This activity is discouraged in these areas and must be located in regions where this impact can be avoided.

Mana'e is unique because of her environment and the natural resources it contains. To allow planning that would jeopardize its survival will create damage and loss that can never be repaired or replaced. Losing this intricate part of Mana'e will make the East End just another destination area in the overflowing inventory Hawaii already has.

#### IV. CULTURAL RESOURCES AND TRADITIONAL LAND USES

For the native Hawaiian, Mana'e was figuratively any place "more East" of where they lived; and within their tradition, this meant "closer to the sun". The Hawaiians looked towards the East as symbolic of their beginnings as a race of people and of their culture. Their hale faced the East, reflecting this orientation. Mana'e was considered more traditional, so to speak.

It is within this context that an East End Molokai, or Mana'e plan should be designed. This section serves to describe the traditional resources of the East End, historically and presently, and at the same time, direct this policy statement towards a more beneficial and realistic land use with respect to traditional values.

The Mana'e community wishes to include here the provision of the Hawaiian State Constitution, Chapter 12, Section 7, which reads:

"The State reaffirms and shall protect all rights customarily and traditionally exercised for subsistence, cultural and religious purposes and possessed by ahupua'a tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778 subject to right of the State to regulate such rights."

Traditional lands would generally be considered all lands formally or presently employed in traditional Hawaiian uses. More specifically, this would be land remaining ideally suited to embody the concept of Aloha Aina, Land Care rather than Land Use, where the aloha dedication and concern given to the aina was returned, providing all the needs and wants required to sustain this traditional love. Fertile soil and the proximity of adequate water would be conditions of traditional agricultural land.

Presently, Mana'e contains a large ownership inventory of traditional lands. Historically, Hawaiians knew no land ownership. They shared the land. There were political divisions of land called ahupua'a, or districts with natural geophysical boundaries. There were areas where Hawaiians built their homes, raised their families and grew their 'uala (sweet potato), now called kuleana. There were also areas where they cultivated their kalo (taro), together, as a community. Accesses to the mountains for gathering of materials for building or for medical needs were guaranteed as were accesses to and along the shoreline for fishing. In addition, the Hawaiians collectively built, stocked, managed, and shared the resources of their ahupua'a fishponds. Water was essential, not only for their personal needs, for the Hawaiians knew that the streams had to empty into the ocean in order to continue the delicate brackish water environment for spawning of fish and the harvesting of limu (seaweed). These very streams also fed the auwai (aqueducts) to sustain the loi kalo, which in turn supplied the fishponds with all the nutrients necessary for their productivity. Above all, there was a strong sense of community (ahupua'a) and ohana (kuleana) for survival of generations to come, dependent upon the care of the resources of the mountains, flatlands, marshlands, fishponds, reefs and ocean.

Even given the social, economic, political and environmental conditions of Hawaii today, and particularly Molokai, one cannot ignore the relative integrity of the East End area's cultural resources. There are numerous archeological sites (most yet to be surveyed), perennial streams, marshlands which were cultivated with kalo, fishponds, bountiful coastal areas and limited accesses maintained for hunting and fishing. The interconnecting of the land with the environment, the resident and the well-being of his survival, played a major role in the past for Mana'e residents. The embodying concept of aloha aina with regards to traditional land is ever more important today in light of impending loss of the resource to economic and development pressures. There is a strong identity of Hawaiians with their Mana'e lands, and a supportive community for a subsistence kind of lifestyle and desire for this way of life, which is more in keeping with the ways of the kupuna (elders), and the previous occupants of this area.

The people of Mana'e wish to finally secure this style of living, traditional in basic philosophy. This might be considered their privilege, given judicial, legislative or administrative resolutions for an alternative plan that might be developed from this committee. The following are recommendations given the fragile environment and sporadic development plans for the East End of Molokai:

1. Survey and documentation of all archeological sites with immediate efforts toward preservation of the cultural integrity of such sites or districts, including nominations to the State and Federal registers of historic sites;
2. Renomination of all sites that were dropped from the State Register of Historic Places in 1979.
3. The necessity for the conservation and preservation of the entire range of archeological or historical properties is absolute, with smaller sites given deserved priority as equally as large sites.
4. Scientific and formal historical considerations do not necessarily reflect the cares and concerns of the native Hawaiian and Mana'e resident. Full consideration should be given to the religious and cultural significance of locations as well as established practices.
5. Guaranteed accesses with appropriate management plans:
  - a. Mauka areas for gathering purposes and hunting

- c. Historic sites and sacred traditional places
- d. Shoreline
6. Firm land use policy for all marshlands and other areas which were used for kalo cultivation, a stipulation that these lands would be promoted for such cultivation purposes only.
7. Because of the high potential for aquacultural use of fishponds, there should be blanket recognition that these areas not be developed for any other purposes. Archeological and historic concerns shall be considered before reuse of fishponds to preserve scientific knowledge contained. Effort shall be made to preserve and maintain any fishpond system complex such as hatchery, pond, or trap characteristics.
8. Tax shelters and/or incentives to accomplish the above.
9. A moratorium on the use of water which will guarantee the environmental conditions necessary to promote the above.
10. A permanent moratorium against the development of tourist related accommodations or businesses which will subsequently change the social infrastructure of the area.
11. The creation of additional cultural and traditional land use programs (i.e., Na Lima Hana O Na Opio at Ka'amola and Ke Kula Ho'o Naa'ao Molokai at Keawanui).
12. Extension of conservation protection to traditional lands under the State of Hawaii, Department of Land and Natural Resources regulations.
13. To insure and appropriately preserve this valuable resource, the most certain recommendation would be the creation of an additional land use designation category under State and County parameters, "Traditional Land", with corresponding permitted use.

Halawa Valley: This windward Hawaiian valley is incredibly rich in archeology and a 1975 Bishop Museum survey (which only is partially complete) has identified the oldest site yet found on Molokai. The valley contains data for study which will reveal astounding patterns of pre-historic ecological adaptations by our Mana'e kupuna. It contains many heiau, a pu'uhonua (Ka'ili), ko'a, fishponds, habitation sites, complex after complex of lo'i and their auwai systems, all of which are in an excellent state of preservation.

There are seasonal surfing conditions which are among the best for Molokai. There is presently an access through Hakaaano for hunting.

Although Halawa is recommended in the September 21 1981 Mana'e Policy Statement as for traditional land use (as part of the Halawa to Haupu Bay section), more immediate planning should be done so as to assure preservation of the entire valley for public and traditional use; (like Kahana and Waimea valleys, O'ahu).

Recommendations:

- 1) Negotiations between Maui County, (and perhaps the National Parks Service) and the Murphy family should begin in the near future to secure the public and traditional use of the valley.
- 2) Kuleana and multiple claim(s) titles and issues should be researched and settled before any plans are approved.
- 3) Management plans for access via Hakaaano for hunting, access to Moa'ula and Hipuapua falls for recreation, should be secured.

- 5) Reforestation with native (indigenous) plants should be done.
- 6) Camping facilities should be constructed.
- 7) Plans for the needed boat ramp should not begin until a thorough survey is made of the fishermen who use Halawa.
- 8) A cultural resource management plan should be developed with strong community input for the area.

Keopukaloa/Kukui o Lanikaula/ (Lanikaula's Grove): Lanikaula, the famous prophet of Molokai in the 16th century, counseled and prophesied in a manner for which he was respected throughout Hawaii Nei. His kukui grove is still considered by Hawaiians today as sacred, and of religious significance for those practicing a traditional religion today.

Recommendations:

Immediate plans for erosion control and replanting of the kukui tree grove should be made. Access to the grove should be provided, with immediate plans for developing a management plan and perhaps purchase of the area by either a Federal, State, County, or private agency or organization which will facilitate such traditional and religious use.

This area should not be promoted by the visitors' industries!

Pu'u o Hoku: In recent years, there has been a renewed interest in Polynesian navigation. Theories have been developed and tested by the voyaging canoe Hokule'a, that include Pu'u o Hoku as a navigational site, but more explicitly, an area where the ancient Hawaiian navigators would study and then teach this navigational skill for the journeys back to Tahiti.

Recommendations:

This pu'u should be restudied and preserved as a traditional area for observation and teaching. Access should be negotiated.

Ke'ana o Hina (Hina's Cave) Molokai-nui a Hina, the mythical mother of Molokai, is said to have resided in Kalua'aha. All other islands in Hawaii, according to tradition, were born from Papa. This mating of Wakea with Hina has made Molokai special for those who can call Molokai their ancestral home.

Recommendations:

- 1) Hina's cave should be mitigated immediately for erosion prevention.
- 2) Condemnation for access and area should be pursued to protect this location.
- 3) This area should not be promoted by the visitors' industries!
- 4) Protection by designation as "Natural Area Reserve" or similar, should be considered.

The Pu'u honua of Mana'e: There are several areas in Mana'e, some associated with heiau, which are still considered today as sacred places and should not be developed. They are: Kakahaku (Moanui), Paku'i (Manawai), and the areas of Kalua'aha and Mapulehu. Because of this significance, all development plans should be required to go through a special community process which will be reviewed with the hope that such development will not affect the integrity of the "mana" of the place.

## V. SOCIAL AND ECONOMIC RESOURCES

Mana'e is made up of residents having a wide variety of backgrounds, origins and cultures. Of these differences, the majority of the community shares a common system of values best explained by the following:

- 1) A profound concern for the land and the care it deserves, for the support it can provide.
- 2) An avid interest in the ocean for its recreational value as well as for the bountiful sustenance it can provide.
- 3) A deep respect for Hawaiian cultural remnants of the past in the numerous heiaus, activity areas, and grave sites Mana'e contains.
- 4) A strong sense of community, more particularly, East End community, and the common activities it comprises, such as sports, educational programs, and growth.
- 5) A firm belief in lifestyle and the aloha for Mana'e it portrays.

To these values can be added statistical figures showing over 200 households, averaging 3.7 persons each, with median incomes of \$8,000 per year.

This limited breakdown suggests growth pattern guidelines must be unusually strict to prevent commercial development displacement of the larger portion of this population. By income and educational measures, Mana'e residents cannot compete with the average state-wide levels and planning care; the County of Maui must reflect this concern.

Economic growth has to proceed with this value/income system in perspective. Placing the East End in a single industry category as resort will subject residents to an employment situation for which there is little experience or training. Jobs would be of service-maintenance orientation and competition from in-migration would be high as on Maui.

A preferred avenue to follow would be one that makes better use of the present natural and social resources available in Mana'e.

An economic development scheme suited to the skills of the residents, the resources of the land and one providing an employment position that can combine pride, a sense of accomplishment, possibilities for expansion and a general sense of well-being on the part of the community.

The East End residents urge the County of Maui to coordinate the various State, private and county agencies into a meaningful attempt to carry out the following proposals:

### A. Aquaculture

1. The proposals by private aquaculture industries to be directed to the East End rather than agriculture lands already in viable production elsewhere on Molokai.
2. County assistance be meaningfully applied to aqua-systems already in operation.
3. Ocean aquaculture possibilities for fishponds to be investigated and pilot studies begun in both "traditional" and "modern" techniques.
4. County economic development programs assist community representatives in techniques and marketing in-

5. Community College institute adult and student education programs through the University of Hawaii, Department of Education, Kamehameha School/Bishop Museum, and private industry to begin an aquaculture curriculum.
6. Aquaculture programs for the following industries be investigated, and if feasible, initiated on Molokai:
  - a. marine sea turtle hatchery
  - b. Pacific spiny lobster hatchery
  - c. cultured pearl farming
  - d. oyster farming
  - e. bait fish projects
  - f. seaweed and crab farming.
7. Total agriculture - aquaculture programs be assisted where land permits;
  - a. de-silt fishponds
  - b. remove mangrove and wood chip for biomass use
  - c. repair pond walls
  - d. successively strip keawe for biomass and replant with indigenous grasses and food bearing trees to control siltation
  - e. locate agriculture - aquaculture operations to beneficially utilize entire location.

#### B. Agriculture

1. With tax assessment abilities, encourage agricultural use of available lands in Mana'e.
2. Open more State land to agriculture endeavors and assist with application formalities.
3. Coordinate common marketing techniques to aid distribution.
4. Discourage non-agricultural use of agricultural lands.
5. County encouragement of private investment to be directed to available East End areas. Positive assistance be provided to induce commitment to the long range, low profit-density of agriculture in the Mana'e area rather than the fast, high profit of resort.
6. State, County and private sectors should make available water resources (e.g., wells, rivers) solely for diversified agriculture and animal husbandry. The State and County should identify all available and potential water sources on the island and see whether they could assist in transporting this water to the community for diversified agriculture purposes and at reasonable agricultural price rates (e.g. State buying water from private landowners and selling to community at low agricultural rates).

#### C. Mini-industry

1. Forestry of keawe for biomass energy generation
2. Ornamental plant propagation
3. Marine service industry with dry dock
4. Fishing net manufacturing plant.

The opportunities for alternative economic growth are unlimited in Mana'e and these listed are but a few that can compatibly coexist within the value framework of the East End community. The resident opinion is to stress the desire to preserve this lifestyle we have, and tailor growth so as not to lose the greater part of



## VI. LAND USE

Many of the goals of the community are contained in the area of land use. Mana'e has many conditions and problems confronting its residents in this area. Its problems need to be clearly understood to effectively provide the answers the community seeks to ensure their local lifestyle and the lifestyles of future generations. There are many concerns which need to be examined in order to better understand existing conditions.

### Ownership, Titles and Boundaries

Land ownership in Mana'e is generally held in two size groups, both of which follow boundaries as granted in the Great Mahele of 1815-1848. The large ahupua'a of the former kings and chiefs have become the estates of today, while the small kuleana grants of the tenant farmers have become the agricultural residences of the East End. Factors such as natural disasters, economic requirements, military commitments and educational needs have caused shifts of population to other areas of the State for entire generations at a time. Absentee owners of today, although up to date on taxes, do not always know the exact physical location of their lands and this creates confusing problems. Partially because of sharply increasing economic value of the land, the ahupua'a ownership has remained fairly clear within the large family estates. The kuleana on the other hand, often has not. The socio-economic position of the typical kuleana owner over the 130-year period has produced a descendant heir ownership problem that has made 50% of the kuleana land untradeable because of unclear title. The boundaries of the large estates have remained relatively clear over the years due to simplicity and size as well as careful ownership delineation. The smaller kuleana grants have not been so fortunate. The peculiar historic arrangement of original boundaries, the inaccuracies of original surveying techniques, as well as sheer numbers, have confused location issues.

### Taxes

In this respect, both the ahupua'a and kuleana land owners are in the same problem category. The increase in land tax demand to accommodate an increasing population has created financial hardships, but the avenues open for solution are quite different for both. The ahupua'a owner is usually able to support a heavier financial burden for reasons of economic position: the kuleana owner often is not.

Solutions to tax burdens on kuleanas faced by commercial development must come from Maui County in the form of land tax according to actual use rather than general area use or potential value use.

These unique Mana'e situations combined with the conventional statewide problems of land tax auctions and economic development pressures produce a difficult hurdle over which responsible land use direction must proceed.

### Geography

The physical problems facing responsible land use are another aspect. Although statistically the East End contains one-half of Molokai's land area, the actual acreage suitable for intensive land use management is well below that figure. The high mountain range and accompanying valleys leave only a small portion available, making any subsequent development produce a far greater long range impact than might be first anticipated.

In view of these factors, the following land use guidelines are recommended. Reference to "commercial development" is regarded by the community to include resort, multifamily apartment/condominium, "residential" agricultural subdivision, or industrial types of uses. It is not meant to include small land owners subdividing a parcel (under 10 acres) for distribution to family members, or for partial resale to alleviate common financial burden often facing the kuleanas. Discretion shall be exercised by the governmental reviewing agency implementing this policy provision so as to differentiate between clearly commercial/speculative development activities and persons engaged in a single undertaking. Where differences exist between agency determination of "commercial development" and the community's view of the project, Mana'e residents wish to reserve the right of choice in settling such matters and the development application shall be directed to the community for review.

- a) Commercial development of land in Mana'e whether "resort", "multifamily apartment/condominium", "estate ag-subdivisions" or "industrial", shall be guided by the appropriate agencies of the State of Hawaii and the County of Maui with regard to providing innovative solutions to the aforementioned (problems) section of this land use category.
- b) Developers shall be made aware of these difficulties in a manner that allows them to do responsible planning to overcome these problems and minimize community impact. Development application to reviewing agencies shall contain formal addresses to these categories with respect to affected land owners, and contain meaningful solutions thereto.

**Development difficulties recommendations:**

- i. Professional title search of all land parcels within 1000 feet of development to include "unlocated kuleanas" and notification of all possible owners and heirs.
  - ii. Registered survey by developer of all surrounding land parcels within 1000 feet of project to pinpoint location and boundaries as well as clear question of "unlocated kuleanas" if owners or heirs request this donated service.
  - iii. Provide access to accommodate present-day modes of transportation to all "land-locked" or unlocated parcels.
  - iv. Provide access to continue traditional gathering rights.
  - v. Prepare a social impact assessment, identifying potential impact on the community and proposed mitigative measures.
- c) Documented notification to affected land owners and lessees adjacent to a commercial development shall be made at preliminary application review submission.
  - d) Where responsible community concern exists over the impact of a proposed development, and these concerns are in conflict with governmental reviewing agency as well as the developer or his authorized representatives shall be present to responsibly answer residents' questions. The results of this public interview shall become part of the application and be used in determining its approval, denial, or provisional changes/additions.
  - e) Agricultural zoning and subdivision of "kula" lands into "agricultural subdivisions" shall be more specifically designated under County and State structures. Previous "blanket zoning" has proved ineffective in encouraging appropriate "land use" and changes are required as follows:
    - i. Subdivision of ahupua'a into "ag lots" shall be made to a size that reflects soil type, soil quality and land slope, which will encourage

- ii. A professional agricultural feasibility study demonstration to match typical lot sizes shall be made by the developer as a condition of permit approval. Appropriate lot size shall be determined by the developer's agricultural feasibility study.
- iii. Potential water source development shall be shown prior to approval so as to not overtax present systems or require more water transfer from the North Shore valleys. Also, the developer shall demonstrate techniques of water conservation such as recycling or other appropriate schemes.
- iv. At least one-fourth of each individual agricultural lot-owner's property should be under permanent crop cover, such as trees.
- v. County and State infrastructure must be shown to be adequate or near updating, to minimize development impact.
- vi. All sewage, drainage and environmental problems must be adequately addressed prior to approval. Where differences between agency, developer, or responsible community members exist over "adequacy", an environmental impact statement shall be professionally prepared by the developer in accordance with HRS 343 to answer these concerns. The "Statement" shall become part of the application and be made available for review by affected parties.
- vi. Archeological, cultural and historical remains in the development area or surrounding affected region shall be professionally and traditionally investigated before any actual construction begins. A conservation and preservation orientation is mandated in the consideration of the treatment of archeological, historical and cultural sites. Historic sites should be saved after they have been identified, rather than bulldozed. Ongoing site monitoring by a professional archeological entity shall continue throughout the project's development so significant cultural, religious, or scientific properties can be protected and preserved in their natural surroundings for future generations.
- vii. Desecration of grave sites will be treated hastily in the following manner by developers:
  - medical examination of remains to separate individuals;
  - storage of individual remains in containers of native Hawaiian wood immediately after examination;
  - meaningful attempt by developer to research and notify descendants;
  - upon unsuccessful contact, reinterment of remains in container at exact location of original burial with complete and appropriate ceremony;
  - under no circumstances are artifacts to be separated from remains or grave sites. They shall be replaced with burial. All artifacts should be documented.
  - commercial land development of coastal areas shall be in strict accordance with the Coastal Zone Management rules and regulations as adopted by the Hawaii State Legislature in 1975.
  - the Mana'e community recommends that the entire island be placed in the County Special Management Area. At the least, the Mana'e area should be included in the SMA.

moval for commercial purposes be discouraged by appropriate government enforcement agencies. Where unavoidable, the foregoing activity be carefully assessed by an environmental impact statement prior to commencement and its worth balanced against human need and environmental alteration. Periodic maintenance and/or clearing by County, or State, by their contracted representatives.

viii. Wetlands include identified springs and marsh areas, as well as coastal wetlands areas. Wetland alterations such as filling, draining, or other activity disrupting its ecological function be prohibited unless the need outweighs the environmental loss.

--All environmental, coastal zone wetland and wildlife regulations shall be enforced by government regulatory agencies when dealing with commercial development and traditional lands.

--A continuation of the wetland/wildlife survey of Molokai should be continued into the Mana'e area with documentation of traditional lands.

--Destruction of these lands by commercial development should be accompanied by penalties making further desecration uneconomical.

--Land owners should be encouraged to return traditional lands to former use or use compatible with its traditional value by tax credits.

--Geographical location of commercial development, if centered away from resident impact areas, will lessen the high priced speculative costs of the limited land areas useable in Mana'e and reduce consequent resident displacement in many cases.

ix. Traditionally valuable lands should be given a separate and distinct category under the State of Hawaii Land Use Commission District Boundaries to read: Urban, Rural, Agricultural, Traditional and Conservation.

--All fishponds and taro lands shall be designated Traditional. This would elevate viable agricultural and aquacultural lands from Conservation to Traditional, and apply only traditional methods to traditional uses. This would protect the fragile ecological balance of centuries; allow Hawaiian culture and values to become a practical way of life today, and not force the land into the financially competitive market of Agricultural designation;

--All land on the North Shore, included as Mana'e in this policy statement be designated "Traditional".

--All natural resources within the "Traditional" designation shall be protected from disruption except under permitted uses.

--All Hawaiian cultural, historical, and pre-historic sites be designated "Traditional"

--All taro lands be included under "Traditional" designation.

In light of a probable expediency problem, the untried provision of "Urban Reserve" is not recommended for the areas of Ualapue and Pukoo. The East End needs a firmer land use designation to guide its future growth.

x. Substantial community concern over "East End" urban and tourist development has been expressed in recent years through Maui County public hearings, the Molokai Data Book and other community surveys.

in community values and statewide growth patterns have altered preferences. The present inventory of urban land use designation under State and County guidelines appears incompatible with community goals and actual use, requiring the following changes:

--Ualapue: reduce State urban lands to area east of Ohia stream. Re-designate land west of Ohia stream to County and State agriculture, but keep State urban.

--Pukoo: due primarily to significant environmental and social impact concerns, the intensity of land use in the Pukoo State Urban District is inadvisable. As a high-hazard flood zone and tsunami inundation area, and being of predominantly residential character, recommendation is to retain the State Urban Designation but to reduce the County Zone description to "Residential"

--Downzone West Ohia to "Residential".

- xi. Land Tax Assessment: Property taxes, previously administered by the State, are now under the jurisdiction of the County of Maui, and the East End Community sees this as an effective economic tool in the implementation of this policy statement. For example, land owners who permit individual access across their property might receive compensation, and in cases of compelling public need, could be offered incentives to permit public access, rather than condemnation threats.

The community further recommends the administration of this idea be suitably documented in public tax records as a guard against any showing of favoritism.

- xii. Miscellaneous recommendations

- Implement a program to identify all kuleana lands on Moloka'i.
- Limit retail-commercial services on the East End to those businesses catering to the residents of the community (e.g., gas station).
- Implement a program for the reforestation of kula lands and other forest areas with native plants.
- Limit the height of buildings on the East End to a maximum of two stories.

## VII. SUMMARY

This section on land use contains changes, extends existing guidelines, and includes many innovative measures. We are a community existing as a result of our history. We seek to protect that which makes Mana'e unique for ourselves, our children, and generations yet to come, by responsibly planned growth. The provisions in this statement are attempts to avoid problems that have occurred many times elsewhere in Hawaii: Waianae, Kihei, Waihole-Waikane, as a result of irresponsible growth.

The community is made up of many individuals and must reflect the concerns of all, regardless of land ownership or economic position, in order to be representative and meaningful. Commercial development cannot continue to substantially alter community patterns, trading the benefit of economic gain for the expensive loss of community identity, values and its precious lifestyle. Development is welcome, but must be made realistically responsible to the people it affects, or, as elsewhere in Hawaii, we may become victims of the growth we seek without realizing the losses we may suffer. Community will us here share in the solution of community problems

WE HEREBY CERTIFY that the foregoing BILL NO. 106 (2001)

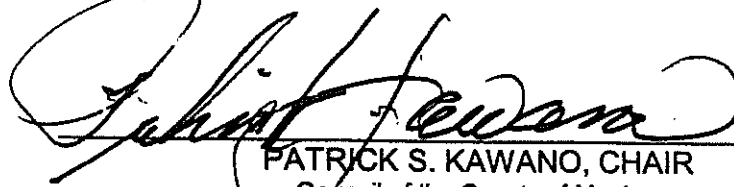
1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 17th day of December, 2001, by the following votes:

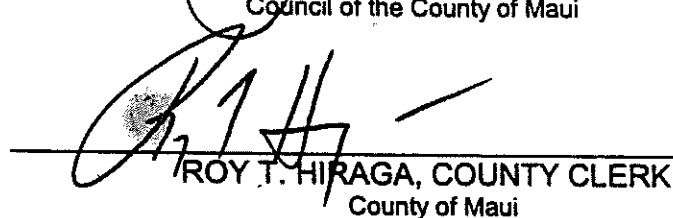
Patrick S. KAWANO Chair	Dain P. KANE Vice-Chair	Alan M. ARAKAWA	Robert CARROLL	G. Riki HOKAMA	Jo Anne JOHNSON	Michael J. MOLINA	Wayne K. NISHIKI	Charmaine TAVARES
Aye	Excused	Aye	Aye	Aye	No	Aye	No	Aye

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 17th day of December, 2001.

DATED AT WAILUKU, MAUI, HAWAII, this 17th day of December, 2001.

RECEIVED  
DEC 17 11 34 AM  
COUNTY CLERK

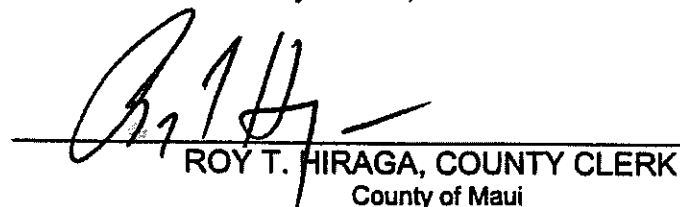
  
PATRICK S. KAWANO, CHAIR  
Council of the County of Maui

  
ROY T. HIRAGA, COUNTY CLERK  
County of Maui

THE FOREGOING BILL IS HEREBY APPROVED THIS 19th DAY OF DECEMBER, 2001.

  
JAMES H. APANA JR., MAYOR  
County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. 3022 of the County of Maui, State of Hawaii.

  
ROY T. HIRAGA, COUNTY CLERK  
County of Maui

Passed First Reading on December 7, 2001.  
Effective date of Ordinance December 19, 2001.

RECEIVED  
2001 DEC 19 11 09 AM  
COUNTY CLERK

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 3022, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on

\_\_\_\_\_  
County Clerk, County of Maui